

CINCINNATI



TIMES-STAR

H O M E S



OF THE YEAR

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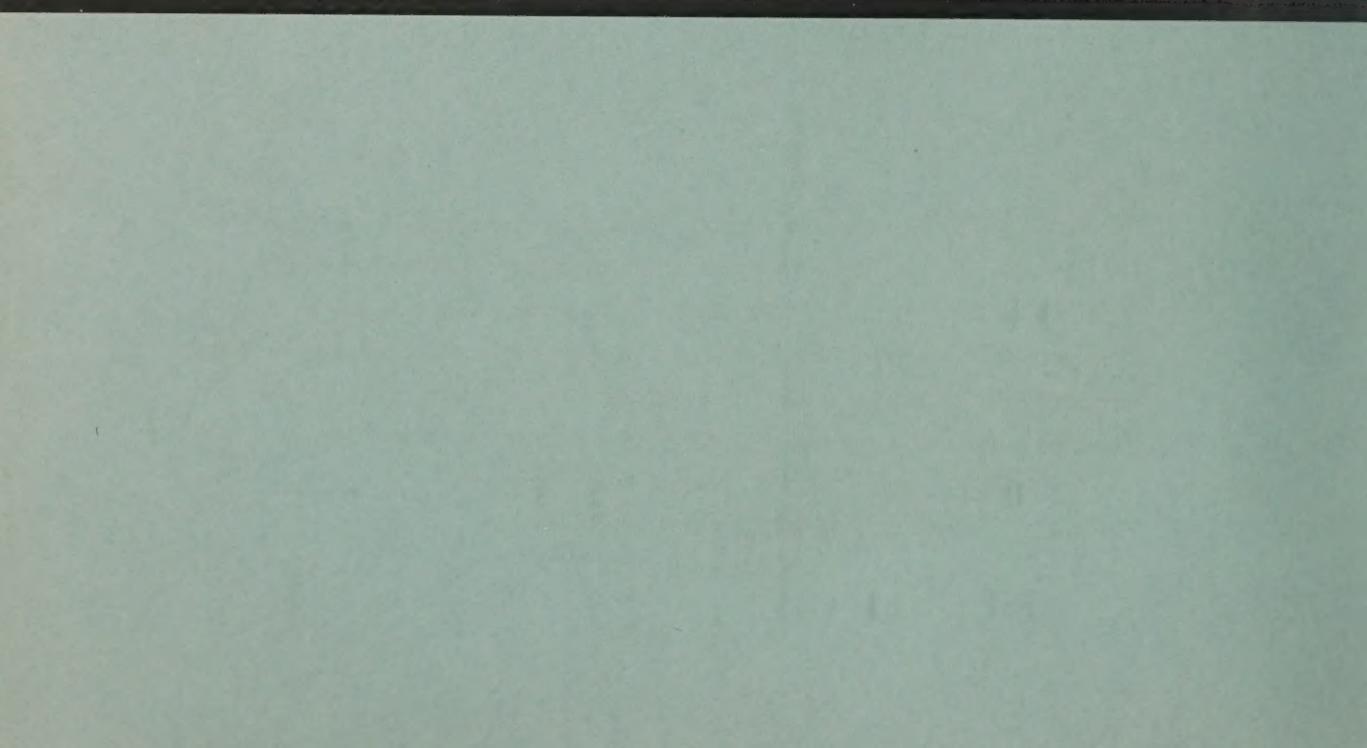
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CONSTRUCTION costs are rapidly advancing. Since this issue of "HOMES OF THE YEAR" has gone to press, costs in some localities have advanced as much as 20%. In many instances 30-35c per cubic foot cost prices must be changed to 35-40c per cubic foot. You are urged to consult a reputable local contractor for an authoritative price estimate on any plan in this book. The publisher will welcome inquiries from architects and builders as to the requirements for the publication of their plans. Reprints of any of the published plans are available.

HOMES OF THE YEAR



HOMES of THE YEAR

Copyright, 1940, H. L. Blits

Compiled and Published by
H. L. BLITS

9713 N. E. 2nd Avenue, Miami, Florida

The homes illustrated and described are from photographs, sketches and plans selected by the real estate departments of leading newspapers. Costs are estimated on a basis of current labor and material prices. They are included to serve only as a general guide and may vary materially depending on material specifications and local building conditions.

If your income is not in excess of \$2000 per year you should be particularly interested in the homes in this issue that can be constructed for less than \$5000. For a great majority of good American families these are really the "HOMES OF THE YEAR."

Foreword

IN THE BELIEF that the great majority who will search this book for constructive home building ideas are interested in attractive, quality built but inexpensive homes, we have confined our selections largely to homes where economy of design is an outstanding feature. Homes that can be constructed with quality materials for less than ten thousand dollars. Construction costs noted with each design are the figures furnished by the architect and builder for his particular locality. Therefore in most cases they may vary a little, depending on location of the building.

Volumes have been written regarding the vital importance of quality construction. No matter how well conceived the architect's plans may be, his design can easily be ruined by the use of cheap materials and inefficient labor. In many instances the home owner unconsciously contributes to "Jerry Building" by selecting the lowest bid and eliminating the cost of architectural supervision.

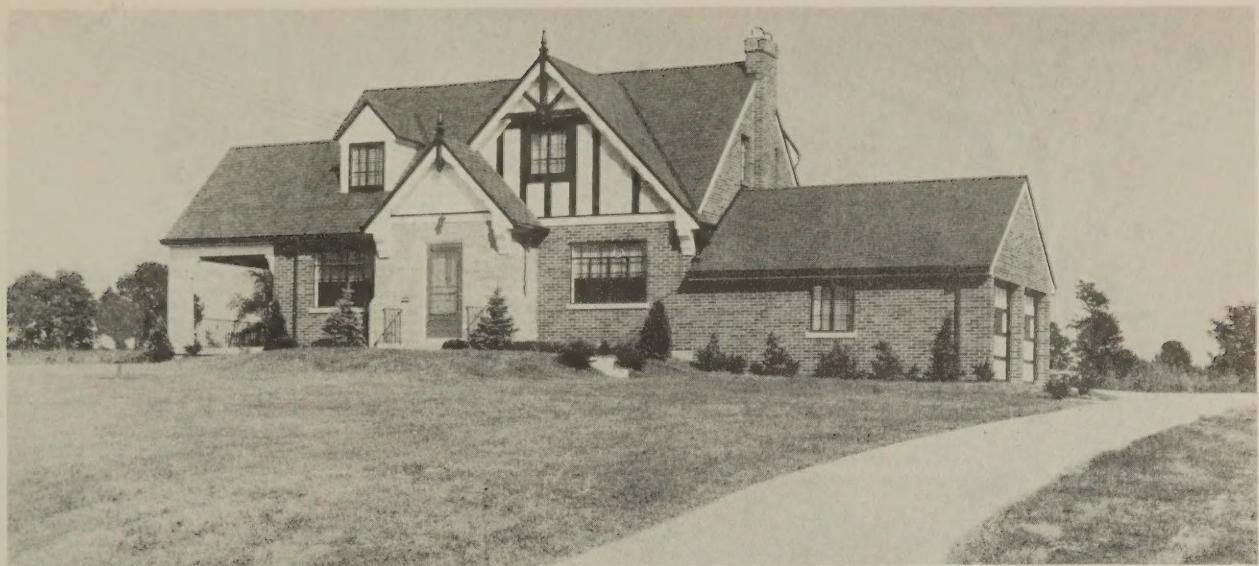
In an effort to be helpful to those who seek to purchase or build their homes to the end that the architecture, the building and the materials used shall be of the highest quality, the following requirements must be met before a plan is eligible for "Homes of the Year".

All plans and specifications have received approval of a reputable financial institution for mortgage loans. A contractor's name appears as the builder only in the event he has furnished the publisher with satisfactory evidence that he occupies an outstanding position in his community as a builder of Quality Homes.

"Homes of the Year" is constantly being revised. New plans are added as they meet with the publisher's standards herein outlined.

We wish to express our appreciation to the architects who have contributed so generously of their work in an effort to make this issue of "Homes of the Year" of worthwhile value. Complete working drawings and specifications of the homes and cottages illustrated and described in this book can be obtained from the contributing architects through the offices of the publisher.

HOMES OF THE YEAR



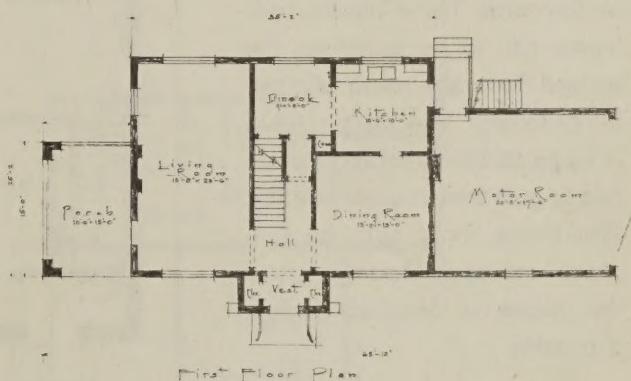
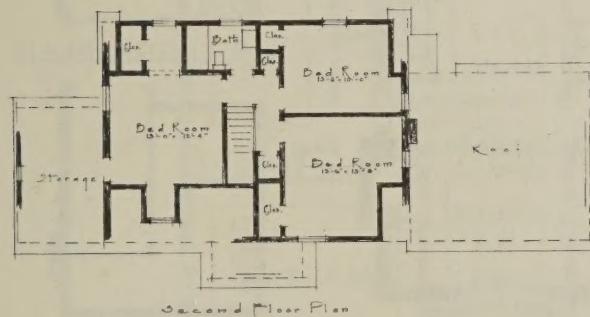
HOMES OF THE YEAR, C-1
QUALITY BUILDERS CO.
5300 Glenway Ave.
Cincinnati, O.

AL KOCH REAL ESTATE CO., Sole Agents
5300 Glenway Ave.
Cincinnati, O.

ENGLISH CHALET

THIS charming six room English Chalet type house is delightfully arranged to give all that is desirable in a home of today. The house is built of brick, stone and half timbers. First floor consists of: Large airy living room, 13' x 26'-

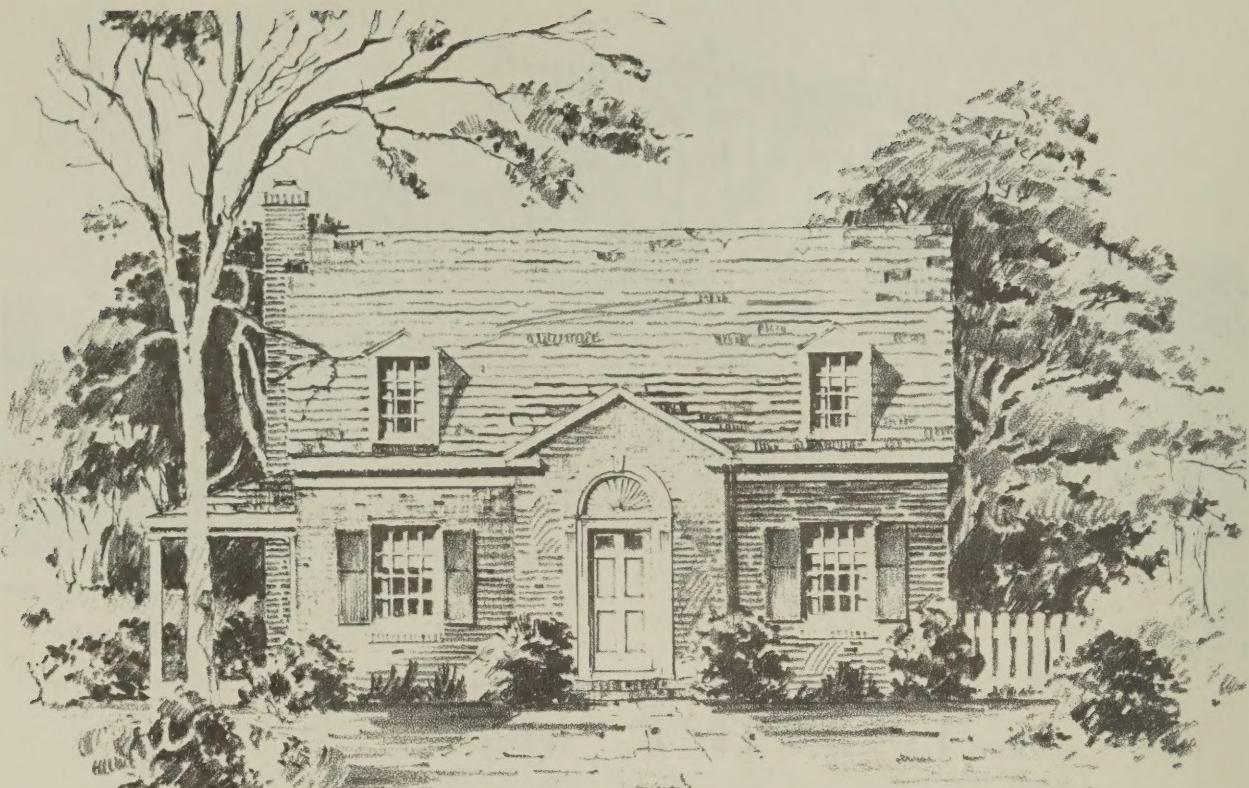
6"; dining room, 13' x 15'; roomy kitchen and dinette. On second floor: three cross-ventilated bedrooms, tile bath with shower. The garage is attached and has overhead doors.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.
EXTERIOR WALLS—Furred Brick.
INTERIOR FRAMING—100% Trade and Grade Marked.
WINDOWS—Ceco steel sash.
PLUMBING—Copper plumbing.
FLOORS—Oak, random width.

ROOFING—Asphalt shingle.
HARDWARE—Earle.
INSULATION—U. S. Gypsum.
INTERIOR TRIM—Gum.
BATH ROOM & KITCHEN—Tile.

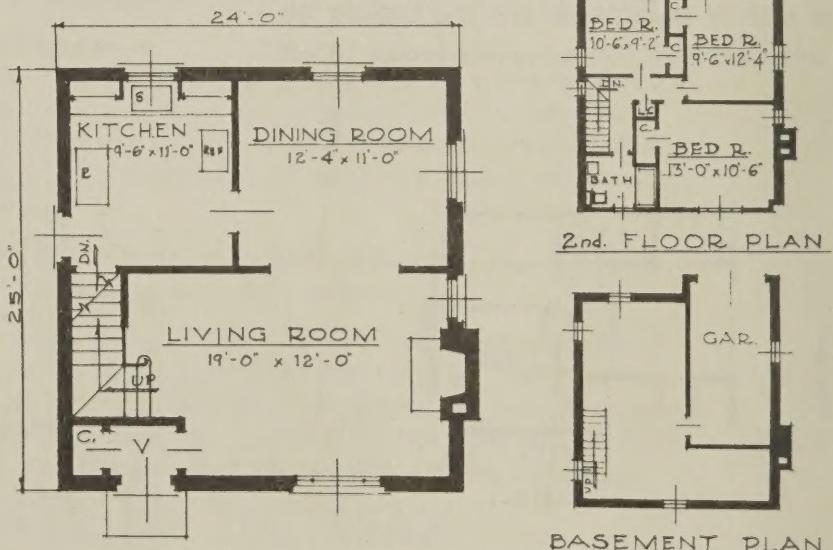


HOMES OF THE YEAR, H, 4-3

CUBAGE 17,100 CU. FT.

THE SUSSEX

THIS two story six room home combines in its architectural style the better characteristics of English residential architecture. Three ample bedrooms are to be found on the second floor, the result of careful planning. The dining room is large and the kitchen is planned to give maximum efficiency. The living room with its fireplace and open stairway gives the house a decided English character.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

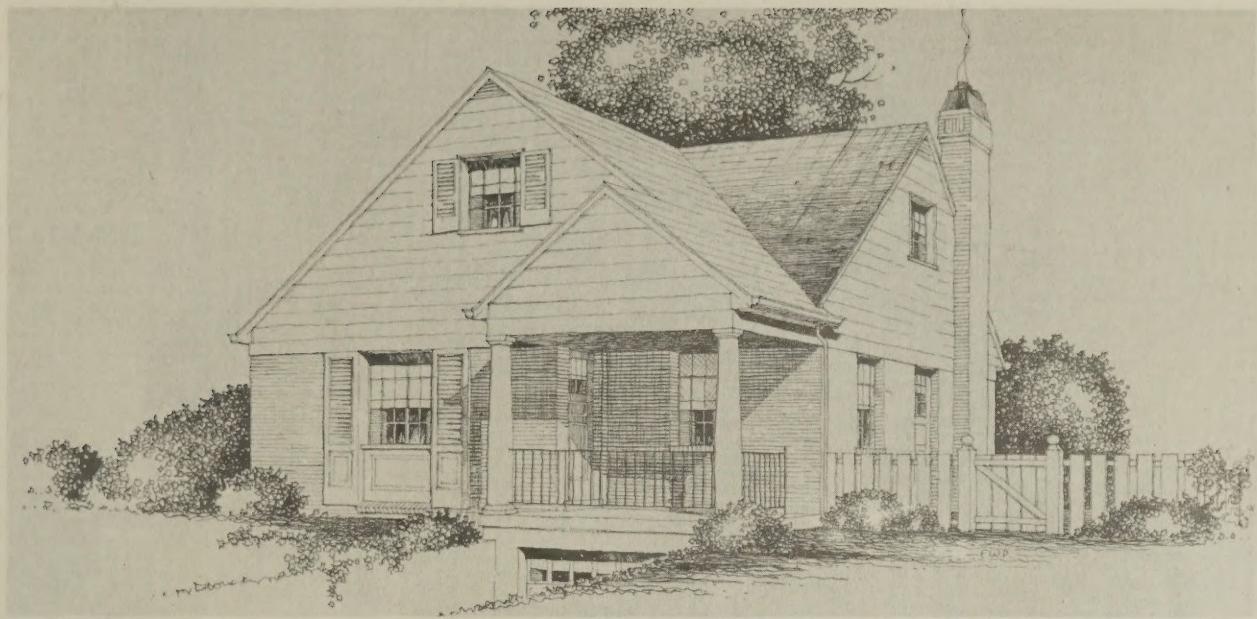
FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.



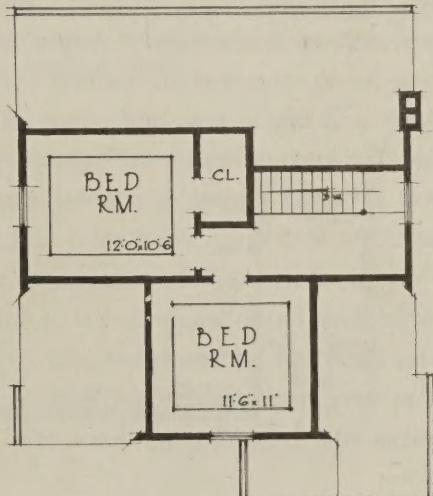
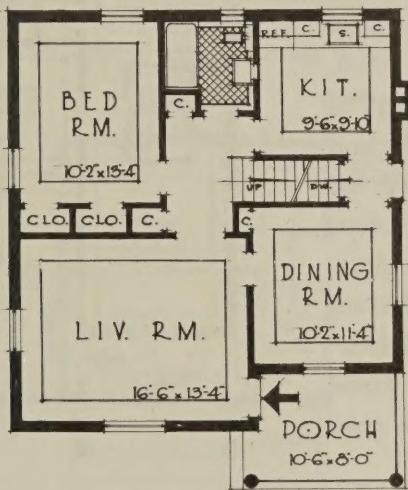
HOMES OF THE YEAR, C—2
JOSEPH DILLON, Builder
 EVER'S REALTY CO., SALES & SERVICE
 1302 Main St.
 Cincinnati, O.

APPROXIMATE COST, \$5,650

HOME ECONOMICAL

HERE is a three bedroom home that will accommodate the average growing family very nicely. Good proportions have given this low-cost home real charm. Every necessary convenience that a home needs has been put into this two story design. The exterior has been carefully designed and is planned to fit a lot as small as forty feet in width. The plan is well arranged without any waste space, and in-

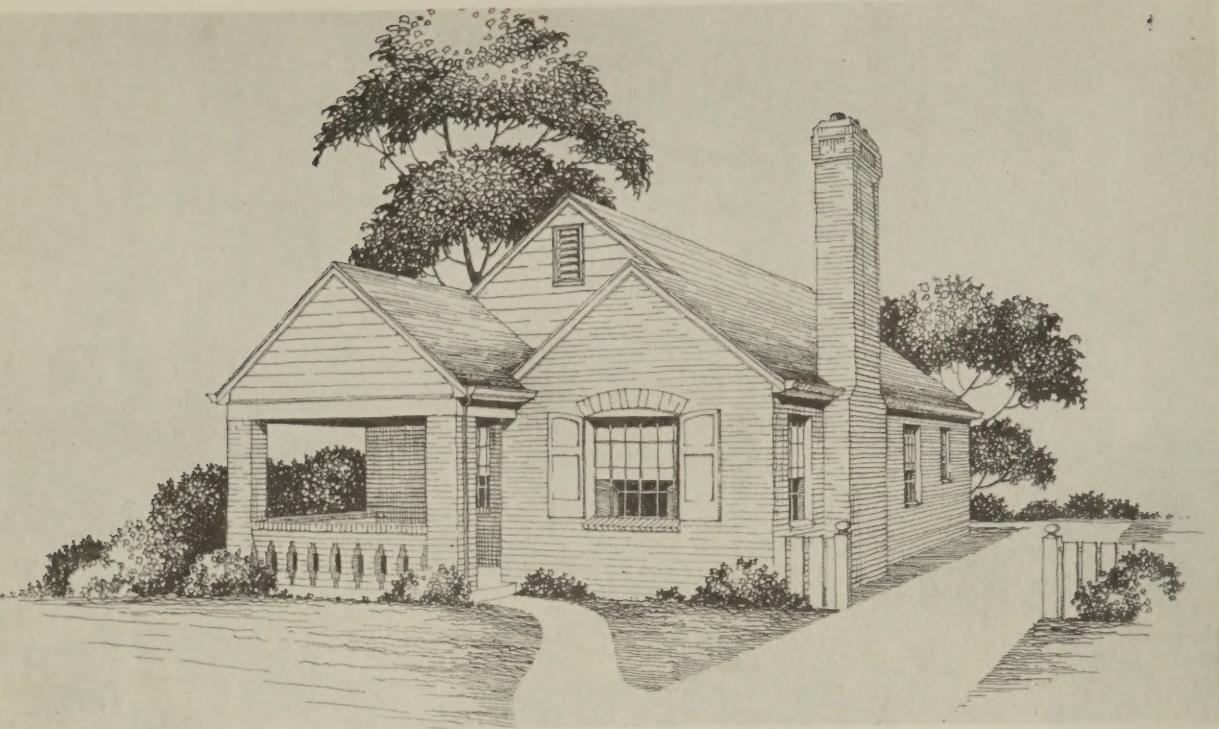
cludes many features usually found in larger and more expensive homes. The first floor consists of a living room, dining room, kitchen, bath, and bedroom with two closets. The second floor, [which may be left unfinished] consists of two additional bedrooms. This home is designed for a lot where restrictions permit a garage under the house. The brick walls are furred.



CONSTRUCTION DETAILS

FOOTINGS & FOUNDATION—Reinforced concrete.
 EXTERIOR WALLS—Brick, furred.
 INTERIOR PARTITIONS—Wood studs, rock lath, plaster.
 WINDOWS—Steel sash with copper metal screens.
 PLUMBING FIXTURES—Standard Sanitary.
 ROOFING—240 lbs. asphalt shingles.
 KITCHEN—Sink and cabinets built-in.

BATH & KITCHEN WALLS—Linowall covering, waist height. [48 inches, 6 ft. around tub]
 FLOORS—Oak floors, pine sub floors.
 HEATING—Hot air, coal or gas fired.
 HOT WATER HEATER—Furnished and installed.
 INSULATION—Rock wool.
 PLUMBING—Copper.

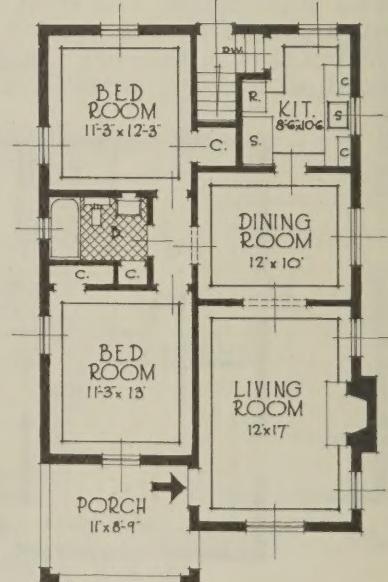


HOMES OF THE YEAR, C—5
JOSEPH DILLON, *Builder*
EVERS REALTY COMPANY, SALES
1302 Main St.
Cincinnati, O.

APPROXIMATE COST, \$5,600

THE IDEAL SMALL HOME

THIS house shows the maximum spaciousness possible in a small lowcost house. Good proportions have given this low-cost home real charm and every necessary convenience that a home needs, taking advantage of every usable inch of space. The large living room has an opening to the front porch. The dining room is of ample size, and has a large opening to the living room. The kitchen has all the necessary cabinets and equipment and provides plenty of counter space. There are two large bedrooms with cross ventilation and ample closets. The exterior is of modern bungalow design of brick construction. The garage may be either detached or built-in. The unfinished second floor can be converted into 2 or 3 additional bedrooms at a very small additional cost. A 5-room home really convertible into a 7 or 8-room home at a very low cost!



CONSTRUCTION DETAILS

FOOTINGS & FOUNDATIONS—Reinforced concrete.
EXTERIOR WALLS—Brick, furred.
INTERIOR PARTITIONS—Wood studs, rock lath, plaster
WINDOWS—Steel sash with copper metal screens.
PLUMBING FIXTURES—Standard Sanitary.
ROOFING—240 lb. asphalt shingles.
KITCHEN—Sink and Cabinets built-in.

BATH & KITCHEN WALLS—Linowall covering, waist height.
FLOORS—Oak floors over pine sub floors.
HEATING—Hot air, coal or gas fired.
HOT WATER HEATER—Furnished and installed.
INSULATION—Rock wool.
PLUMBING—Copper.



HOMES OF THE YEAR, C-3

LEE P. FIRTH, *Architect*

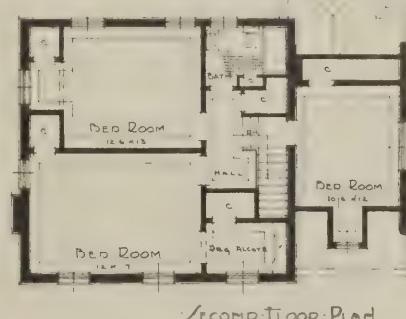
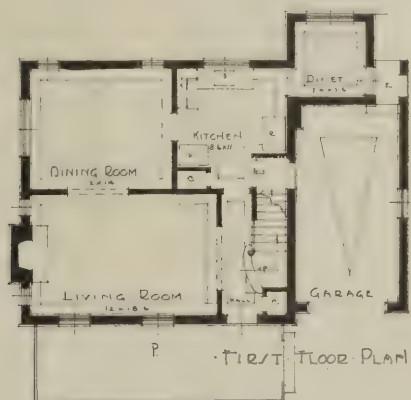
GEO. W. BAYER & SONS, *Builders and Developers*
1529 Oak Knoll
Cincinnati, O.

APPROXIMATE COST, \$9,750

A FRENCH COLONIAL

A compact plan which give the most for the cost, describes this well arranged house. One of the most distinguished features of this home is the unusual large bedrooms with cross ventilation, also large tile bath with copper plumbing and extra large linen closet. The long living room with log burning fireplace and the adjoining dining room, creates a feel-

ing of spaciousness. The well arranged kitchen has custom made cabinets. Adjoining corner dinette is well lighted and ventilated. Large recreation room with log burning fireplace is in the basement and will give any member of the family plenty of pleasure. Also in the basement is a toilet and shower room, laundry and heating room.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

EXTERIOR WALLS—Furred masonry.

INTERIOR WALLS—100% Trade and Grade marked.

ROOFING—High grade thick tapered shingles.

WINDOWS—Campbell steel casements with copper screens.

FLOORS—Selected oak, $\frac{3}{4}$ inch.

INSULATION—Rock wool.

INTERIOR TRIM—Gum.

HEATING EQUIPMENT—Gas fired, conditioned air.

BATH—Tile.

KITCHEN AND DINETTE—Linowall.

PLUMBING—Copper.



HOMES OF THE YEAR, C—4

LEE P. FIRTH, *Architect*

GEO. W. BAYER & SONS, *Builders and Developers*

1529 Oak Knoll
Cincinnati, O.

APPROXIMATE COST, \$10,000

A CONVENTIONAL TYPE HOME

THIS house is designed for a corner lot and although it has the appearance of a large and more expensive home, it is inexpensive as far as construction cost is concerned.

The master bedroom has a light adjoining powder room. There are also two other bedrooms with abundance of closet space. The bath is of tile with built-in shower.

Lower floor has an entrance hall with guest closet. Living room is exceptionally large, with log burning fireplace, and has access to screened porch. The kitchen is well arranged for placing of equipment and also directly serves the dining room. Dinette is located directly off the kitchen with access to attached motor room.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

EXTERIOR WALLS—Furred masonry.

INTERIOR WALLS—100% Trade and Grade marked.

ROOFING—High grade thick tapered shingles.

FLOORS—Selected Oak, $\frac{3}{4}$ inch.

WINDOWS—Campbell steel casements with copper screens.

INSULATION—Rock wool

INTERIOR TRIM—Gum.

HEATING—Gas fired, conditioned air.

BATH—Tile.

KITCHEN AND DINETTE—Linowall.

PLUMBING—Copper.



HOMES OF THE YEAR, C-6
JOHN WITTEKIND, *Builder*
6401 Hamilton Ave.
Cincinnati, O.

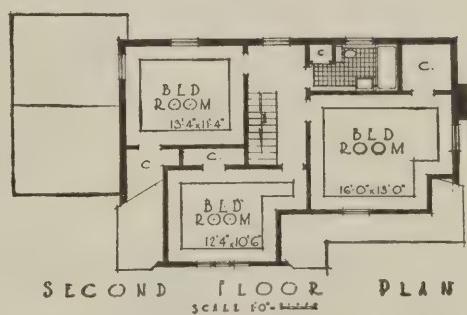
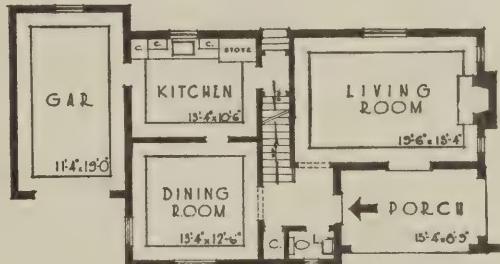
APPROXIMATE COST, \$9,600

AN ENGLISH HOME

In this practical plan, the entrance hall actually "goes places." Upon entering, one has access to the living room, which has triple exposure, dining room, second floor or lavatory. The kitchen has a definitely modern arrangement with a large corner area available for dining space.

On second floor, the bath is well located at the top of the stairs and to the rear of the house. All bedrooms are generous and twin beds may be used in two of them.

The basement includes a splendid play room and ample space for laundry, work shop and heating.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.
FRAMING—Queen City Lumber.
INTERIOR TRIM—Gum.
PAINTS—White Lead.
PLUMBING—Standard.
INSULATION—Insolite.

KITCHEN CABINETS—Kitchen Maid
WINDOWS—Detroit Steel.
LATHING & PLASTERING—U. S. Gypsum Co
ROOFING—Slate.
HARDWARE—Earle Hardware.

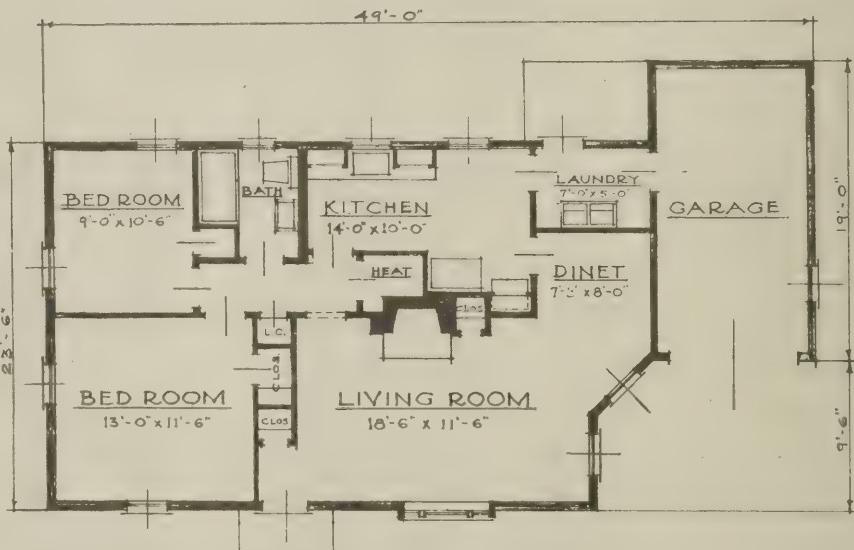


HOMES OF THE YEAR, L, 7-1

CUBAGE 13,600 CU. FT.

THE SUBURBANITE

ALTHOUGH giving the casual observer the appearance of spaciousness, a closer inspection will reveal that skillful planning eliminates the possibility of wasted area. One sees that a central room for heating has been provided and yet it does not interfere in any way with the passage from one section of the house to another. In addition there are five closets and a laundry room to add to the ample space of the primary rooms.



FLOOR PLAN

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.



HOMES OF THE YEAR, C—7
HARTINGER BROS., Builders
3832 Trevor Place
Cheviot, O.

APPROXIMATE COST, \$5,950

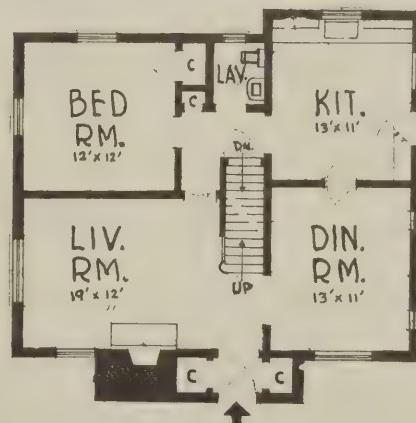
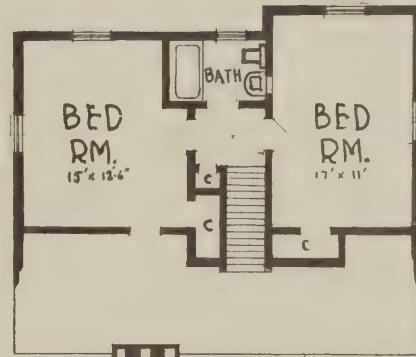
CONVINCER

THIS six room English home designed for beauty and refinement, with lovely restful exterior lines which blend perfectly, is highly desirable in any locality. Here, indeed, is a home that invites home ownership. In selecting the "Convincer" you obtain the perfect combination of an usually attractive exterior and ideal interior plan, all at astonishing low cost.

The first floor has a large 12' x 19' living room, with attractive open stair, wood-burning fireplace and tile vestibule with two guest closets. The dining room is 11' x 13' and enters off the living room with a large arch. The kitchen, 11' x 13', is of modern design, with built-in features. A 12' x 12' chamber with generous closet space, a lavatory and large closet, complete the first floor.

Second floor features two large bedrooms—one 12'-6" x 15' with large closet, and the other 11' x 17' with generous closet space. Bathroom is of tile and has large linen closet.

This house goes well with buff brick, antique brown shingles, black top drive and curved side walk.



CONSTRUCTION DETAILS

FURNACE—Air conditioned. Ample coal bin.

PLUMBING—Copper plumbing.

GARAGE—In basement, over top doors.

LAUNDRY—In basement, trays with shelf.

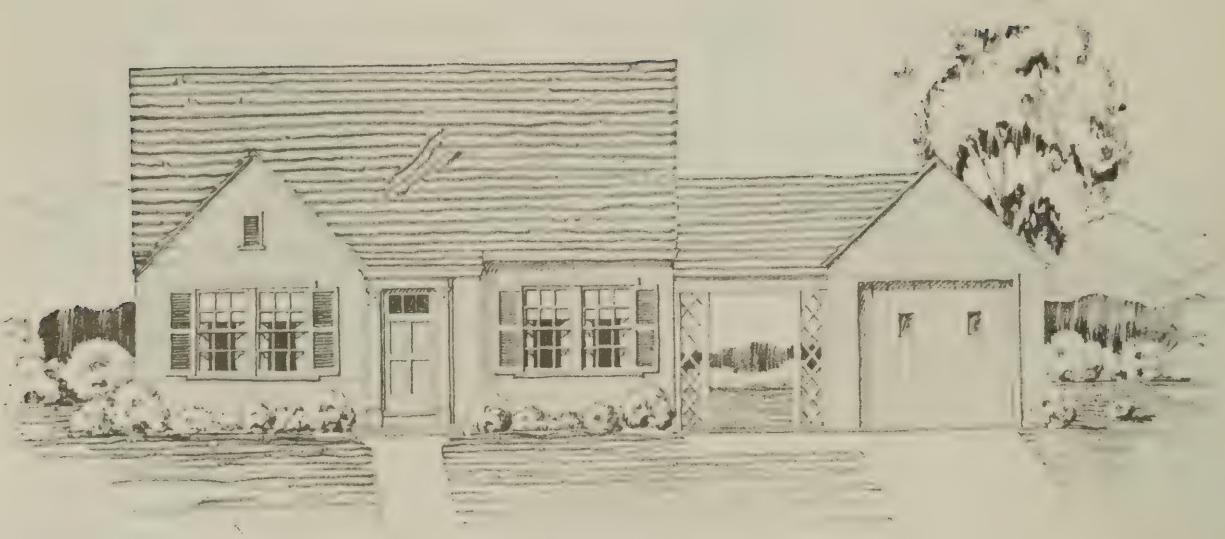
KITCHEN EQUIPMENT—Built-in cabinets, linoleum sink top, linoleum floor and side walls, 4 ft. high.

BATHROOM—Tile wainscoating.

HALL & LAVATORY—Linoleum walls, 4 ft. high.

LIGHTING—Indirect.

OTHER FEATURES—Plank flooring, cove ceilings, metal arches, steel sash, miracle panel doors, screens and storm doors.

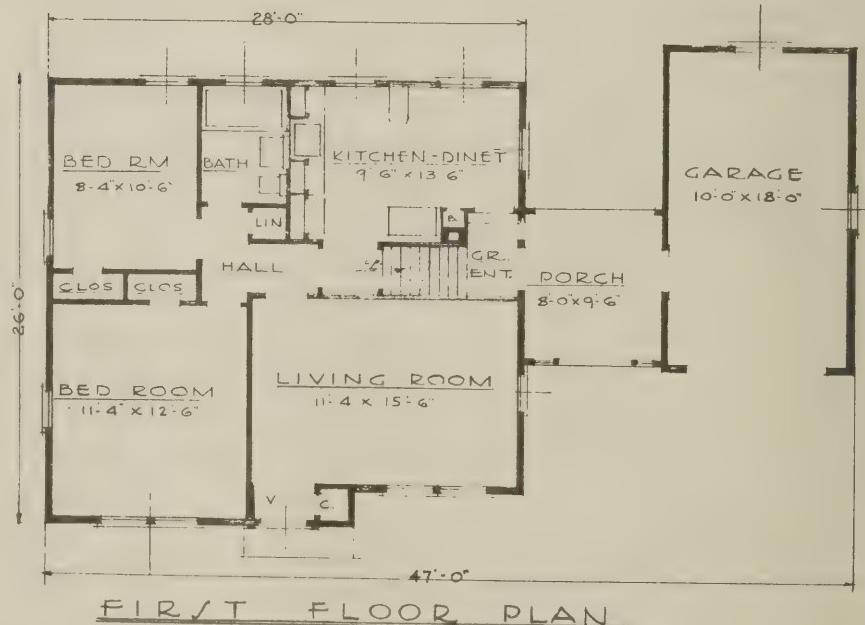


HOMES OF THE YEAR, L, 1-3

CUBAGE 15,479 CU. FT.

THE ZENITH

THE addition of the garage and covered porch gives everything one could ask for in a small home. Careful planning provides cross ventilation, sufficient closet space, unbroken wall areas, and even a tiny vestibule. Surely nothing has been overlooked in this practical yet picturesque plan.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.



HOMES OF THE YEAR, C-8
LEE P. FIRTH, Architect
Cincinnati, Ohio

APPROXIMATE CONSTRUCTION COST, \$7,900

STONE FRONT MASTERPIECE

THE distinguishing feature of this home is the attractive and popular picture window that has been set into the field stone front.

The home contains a large living room with generous wall space and woodburning fireplace. Meals can be served either in the dining room or in the attractive bay windowed dinet. The two bedrooms are accessible from a hall as is the tile bath room and the second floor stairs. Upstairs there is an extra bedroom and storage space.

The exterior is exceptionally pleasing, especially with white trim and a varigated colored roof.

The garage is built in.



CONSTRUCTION DETAILS

FOOTINGS & FOUNDATION—Poured concrete.
EXTERIOR WALLS—Face brick and stone.
FLOORS—Hardwood.
WINDOWS—Steel casements.
PLUMBING FIXTURES—Standard Sanitary Mfg. Co.

ROOFING—Asbestos of best quality.
KITCHEN EQUIPMENT—Metal Cabinets.
HEATING EQUIPMENT—Gas fired winter air-conditioning.
HOT WATER HEATER—Adequate capacity.

FOOT NOTE—To estimate construction costs: multiply the cubage by 32-40 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.



HOMES OF THE YEAR, C—9
HARRY LEDERMEIER, *Builder*
Cincinnati, Ohio

APPROXIMATE CONSTRUCTION COST, \$8,950

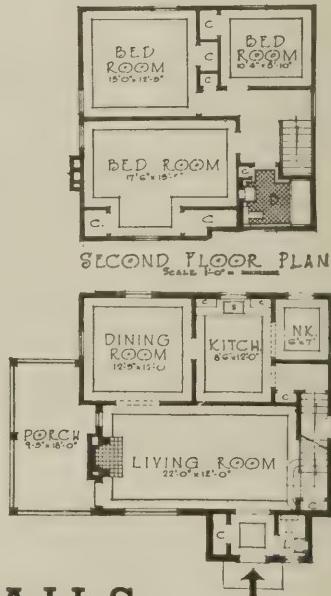
A BETTER HOME PLAN

THIS plan features a spacious porch which has been placed over the basement level garage. The concrete slab which tops the garage forms the porch floor.

The entrance vestibule has a guest closets and a tile lavatory. Plank flooring is used in the principal rooms on the first floor. In the living room a stone fireplace is trimmed with waxed gum. The knotty pine finished breakfast nook is linoleum floored with a cove base.

Upstairs the two larger bedrooms are given access to a cypress floored open deck.

The tile bath includes a combination tub and shower.



CONSTRUCTION DETAILS

FOOTINGS & FOUNDATION—Poured concrete.

EXTERIOR WALLS—Face brick and stone.

FLOORS—Hardwood.

WINDOWS—Steel casements.

PLUMBING FIXTURES—Standard Sanitary Mfg. Co.

ROOFING—Asbestos of best quality.

KITCHEN EQUIPMENT—Metal Cabinets.

HEATING EQUIPMENT—Gas fired winter air-conditioning.

HOT WATER HEATER—Adequate capacity.

FOOT NOTE—To estimate construction costs: multiply the cubage by 32-40 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.



HOMES OF THE YEAR, CG—1
H. GEORGE FINK, *Architect*
Miami, Florida

APPROXIMATE CONSTRUCTION COST, \$5850

THE SAMPSON

IN this house, one finds a maximum of efficient working space, so desired in a small home. The house was designed for a 50 foot lot, facing North or East, and is the ideal small home. It combines all the required efficiency, with no wasting of space, and no sacrifice of beauty. It is designed along modernized Colonial lines, proving that Colonial can be combined with the requirements of the Floridian, who wishes just a touch of the Colonial design. Clear Oak floors are used throughout. There is a full tile Bath with colored fixtures. All closets are cedar lined, and ample closet space has been provided.

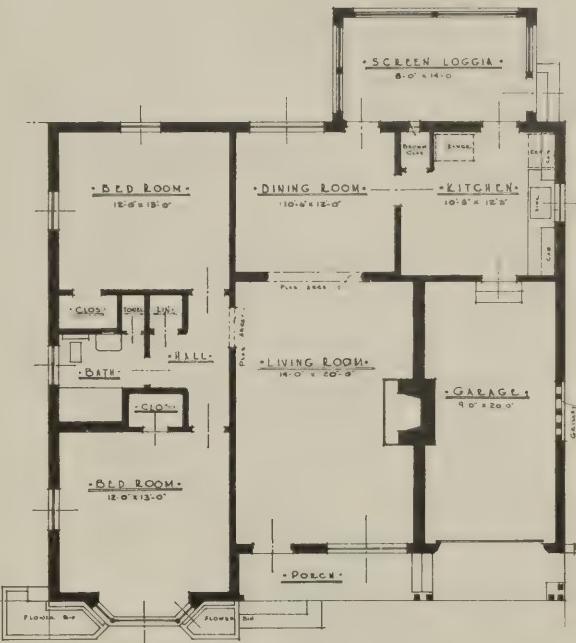
Kitchen has full tile working space, and tile has been inserted on the wall behind the range. The Screened Loggia and Entrance are of Quarry tile, and tile has been used for all interior sills.

Pre-Cast window frames have been used throughout, and all windows have been provided with Venetian Blinds.

Interior walls, and ceilings, and all woodwork are finished in oil paint.

Roofing is Cement Shingle Tile, laid over a 30 lb. and a 90 lb. felt.

There is a 66 gallon Solar and No. 10 coil.



CONSTRUCTION DETAILS

These houses are all cement block stucco, with furred walls, treated lumber, termite strips, and all necessary requirements of the Federal Housing Administration. Sheet Rock has been used throughout as a base for plaster, and all corners and angles are metal lathed with Clinton Cloth.

Three coats of lead and oil paint have been used throughout.

All stucco and stucco painting has been waterproofed.

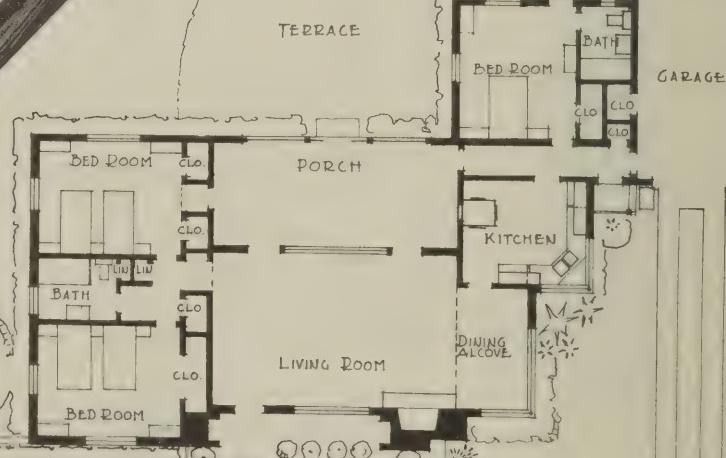
These houses represent the maximum in value for medium priced homes.

WHITE roof, pastel colors on exterior and in interior, reflecting Florida sunshine. Wide overhang at eaves for protection from Florida rains. Long expanse of the front; designed to increase apparent size of house. Lan particularly adapted for outdoor living; outdoors being brought indoors. Kitchen centrally located for dining on porch terrace and dining alcove. Service entry kept well back for privacy. Rear bedroom offers multiple use; can be used as servant's room, convalescent room and guest room, or can be used for renting out, having its own private entrance, as well as directly accessible to the rest of the house. Private rear yard offers unlimited possibilities for game courts, garden parties and relaxation.

ROPICAL ODERN

HOMES OF THE YEAR, M-A2
ROBERT F. SMITH, Architect
Miami, Florida

APPROXIMATE CONSTRUCTION COST, \$8000





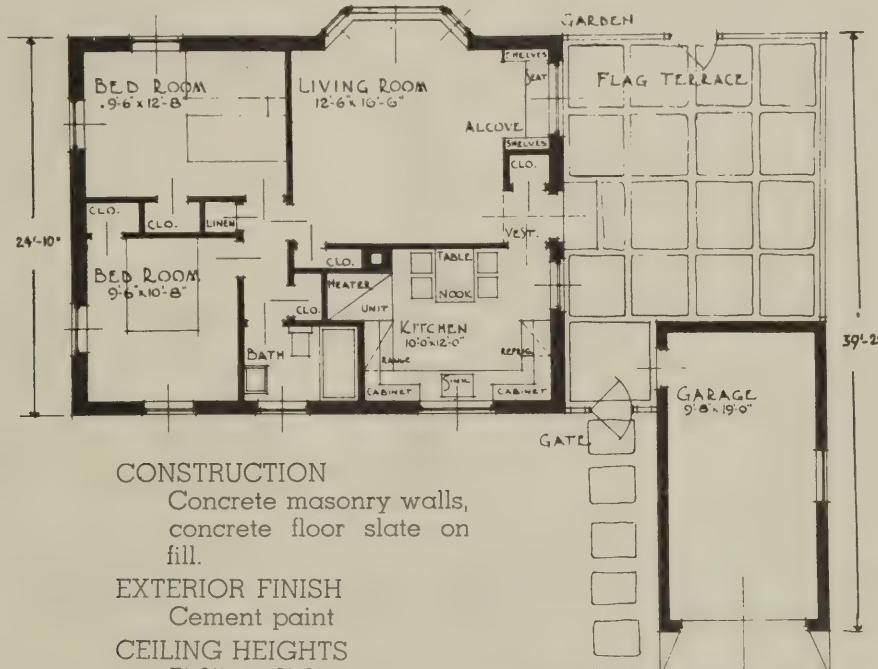
HOMES OF THE YEAR, BM—2
SAMUEL GLASER, Architect
Boston, Mass.

HOUSE 9,444 CUBIC FEET
GARAGE 2,200 CUBIC FEET
TOTAL 11,644 CUBIC FEET

FOUR ROOM COTTAGE

MANY modern planning refinements are embodied in this charmingly simple residence. For instance, ease of operation as well as considerable savings are achieved by placing the heater unit in the kitchen and omitting the basement. Orienting the plan so that kitchen and bath face the street means increased privacy for the living areas. The six closets afford ample storage space, and the kitchen table nook

is large enough for all but formal dining occasions. Every room has cross ventilation, and the window alcove in the living room is equipped with large-capacity built-in shelves for books. Note that the perspective shows the home from the garden side rather than from the front. The concrete flag terrace provides a "room in the sun," screened from the street by the garage.



CONSTRUCTION

Concrete masonry walls,
concrete floor slate on
fill.

EXTERIOR FINISH

Cement paint

CEILING HEIGHTS

7'-6" or 8'-0"

APPROVED DESIGN FOR A REGISTERED HOME

Approved for use under the Federal Home Building Service Plan, this design is eligible for the Certificate of Registration, provided the house is built with approved technical service and meets established requirements upon completion.

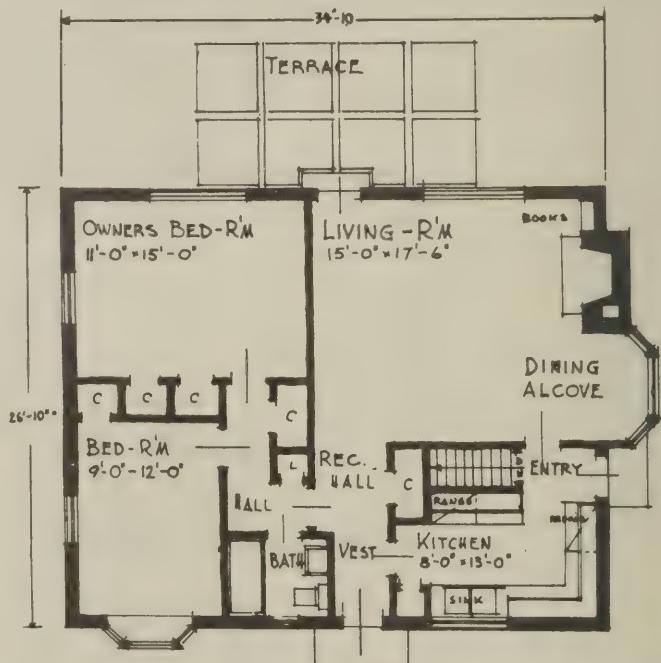


HOMES OF THE YEAR, BM-1
SAMUEL GLASER, Architect
Boston, Mass.

14,490 CUBIC FEET

COTSWOLD COTTAGE

DESIGNED for those who require privacy and quiet, this small home has kitchen and bath in the front, and the main living and sleeping rooms in the rear overlooking the garden and remote from traffic noise. The dining alcove is well separated from the living room by the flank of the fireplace, and the bay window affords ample light for sunny meals. Note the efficient kitchen, and the bathroom which doubles as a modern "powder room." Concrete is specified for joists and subfloor as well as for exterior walls in this Cotswold-type cottage, increasing fire resistance.



CONSTRUCTION
Concrete masonry

EXTERIOR FINISH
Cement paint

CEILING HEIGHTS
7'-6" or 8'-0"

APPROVED DESIGN FOR A REGISTERED HOME

Approved for use under the Federal Home Building Service Plan, this design is eligible for the Certificate of Registration, provided the house is built with approved technical service and meets established requirements upon completion.



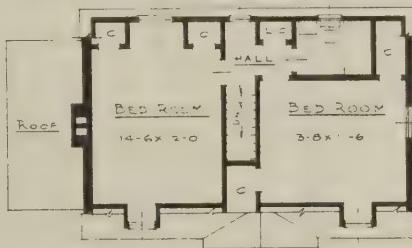
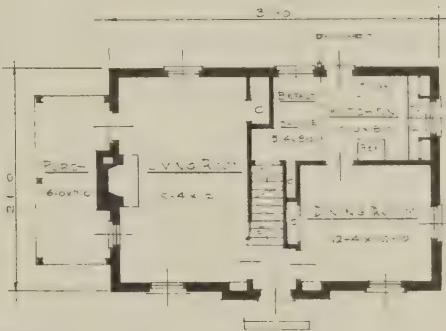
HOMES OF THE YEAR, L., 4-8

CUBAGE 15,834 CU. FT.

THE VIRGINIAN

THIS stately home embodies all the outstanding features of Virginia Colonial architecture so popular in America today. The living room with its large wood burning fireplace is balanced by the dining room and kitchen in the true colonial manner.

A very unusual feature of this house is the amount of storage space. A glance at the plan shows eight ample well located closets. Both of the large bedrooms can be furnished with twin beds.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

COPYRIGHT—1940

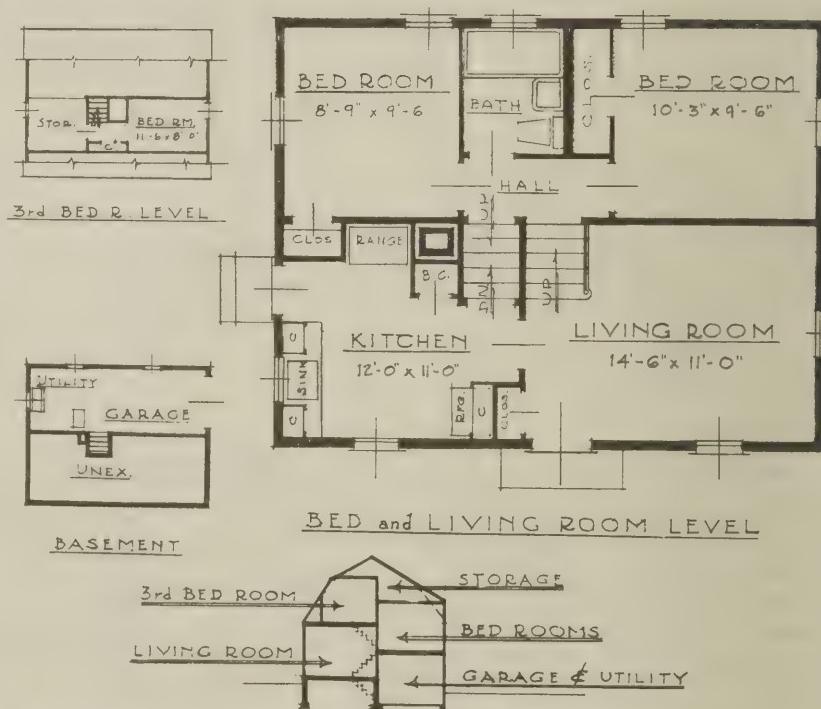


HOMES OF THE YEAR, L, 1-18

CUBAGE 10,500 Cu. Ft.

THE HIGHLANDER

SIMPLE and direct in design, this small house has a charm that will forever retain its appeal. Successfully overcoming the ever-present problem of sufficient storage space the designer has not only furnished large closets at vantage points, but has provided in addition to the utility room in the basement, room for storage on the third floor level.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

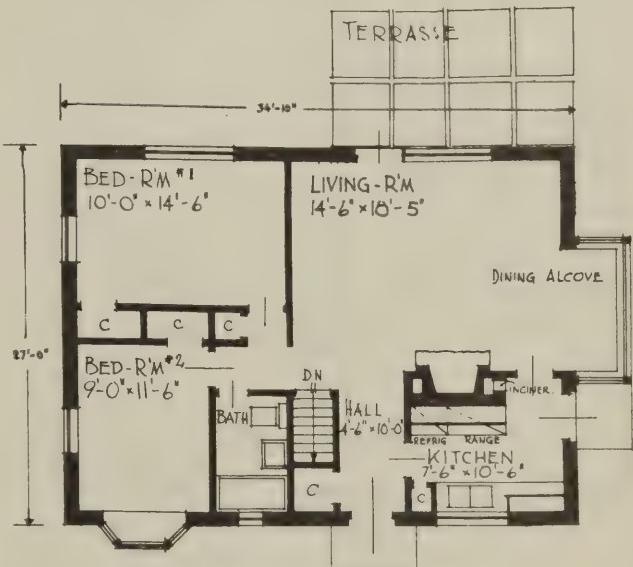


HOMES OF THE YEAR, BM-4
SAMUEL GLASER, Architect
Boston, Mass.

15,015 CUBIC FEET

FRENCH PROVINCIAL

THE architect points out that it is a custom among the French to plan their cottages around the kitchen, an idea which he has translated into modern usage in this well-proportioned home. Placed as far from the sleeping quarters as possible, the kitchen contains, among many other modern features, an incinerator which feeds into the furnace below. The living room fireplace, located so that both the kitchen range and the incinerator have flues leading into the chimney, is designed to offer the pleasant accompaniment of flickering fire-light to dining as well as to the evening's relaxation in the living room proper. Cross ventilation in every room, ample closets, efficient circulation between rooms, and a full basement are other features of this concrete masonry house.



CONSTRUCTION

Concrete walls and joists

EXTERIOR FINISH

Cement paint

CEILING HEIGHTS

7'-6" or 8'-0"

APPROVED DESIGN FOR A REGISTERED HOME

Approved for use under the Federal Home Building Service Plan, this design is eligible for the Certificate of Registration, provided the house is built with approved technical service and meets established requirements upon completion.



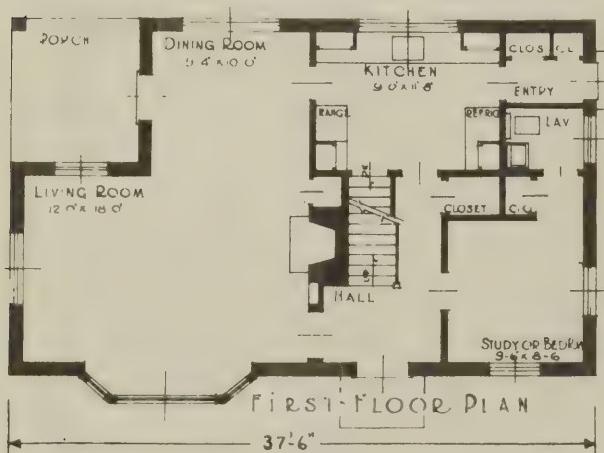
HOMES OF THE YEAR, BM—8
SAMUEL GLASER, Architect
Boston, Mass.

19,849 CUBIC FEET

COMFORTABLE LIVING

WITHIN this dignified, well-proportioned six room concrete house are found all of the qualities which make architectural design so important to the home owner. Circulation between rooms is expertly planned; the rooms themselves are correctly designed for the most convenient placement of furniture; there is

cross-ventilation throughout; a minimum of space is used for hallways. The downstairs lavatory, the study which can be used as a guest room, the covered porch off the dining room, and the unusually numerous closets—10 in all—also are desirable features of this home.



CONSTRUCTION
Concrete masonry

EXTERIOR FINISH
Cement paint

CEILING HEIGHTS
1st fl. 7'-6" or 8'-0"
2nd fl. 7'-6"

APPROVED DESIGN FOR A REGISTERED HOME

Approved for use under the Federal Home Building Service Plan, this design is eligible for the Certificate of Registration, provided the house is built with approved technical service and meets established requirements upon completion.

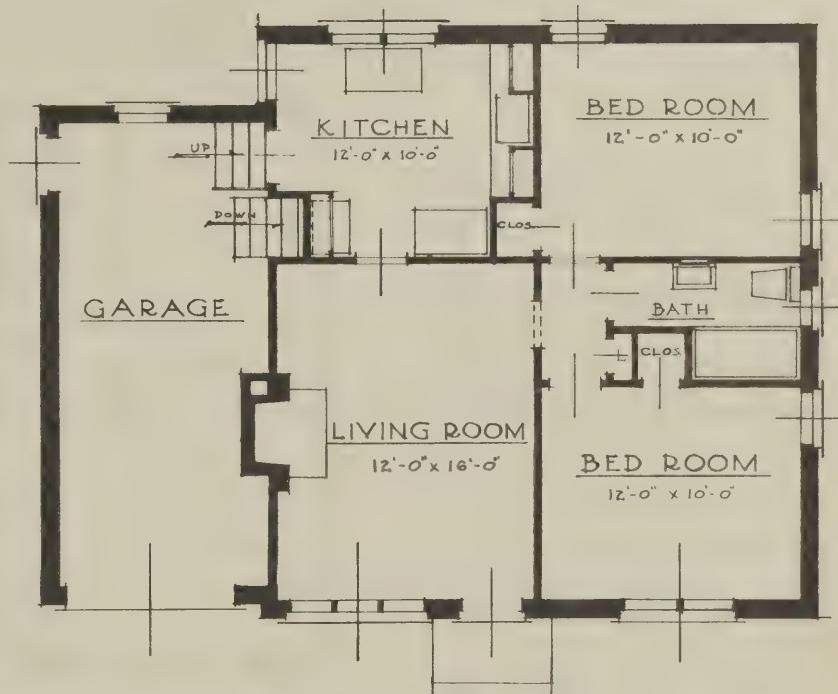


HOMES OF THE YEAR, L, 3-2

CUBAGE 14,500 CU. FT.

THE EHRICH

HERE is a one story house that has a straight forward plan. Notice how little the partitions have been cut away, a factor that gives you a rigidly constructed home. With a brick exterior as shown, one should have little to fear concerning upkeep costs in this home. Notice also how cleverly the stairs to the basement have been worked out using the garage level as a landing and saving much area for the house.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

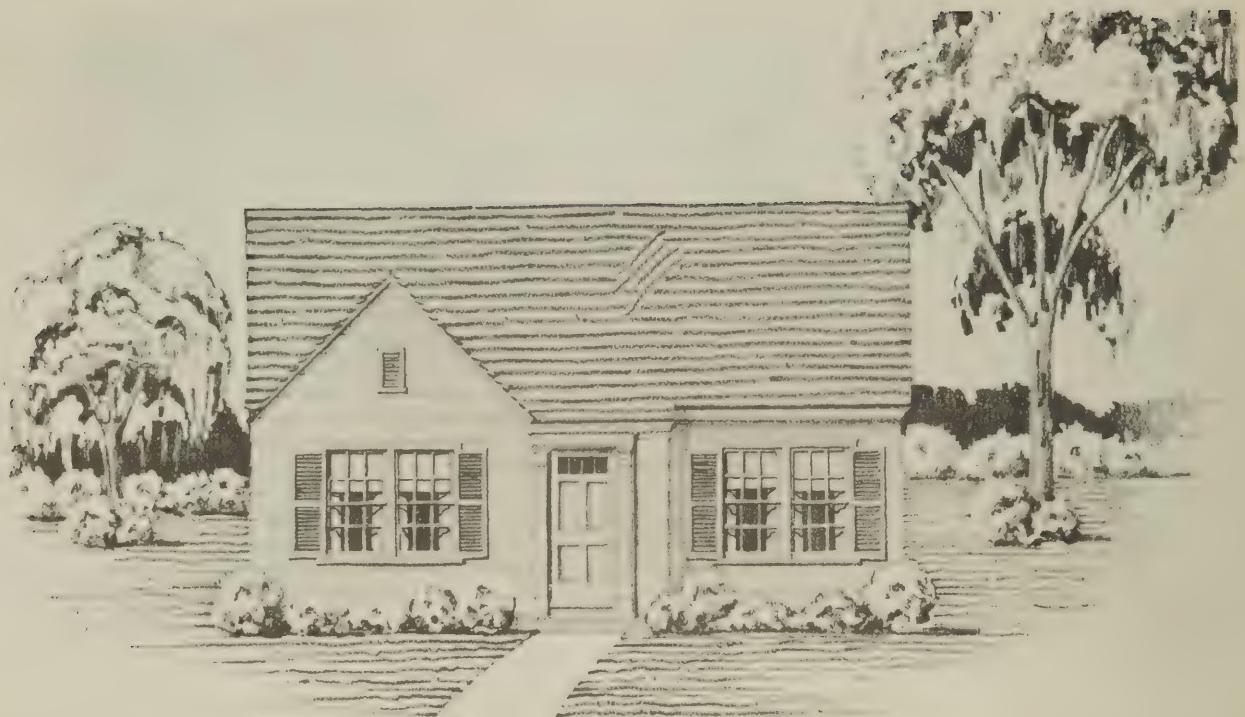
FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

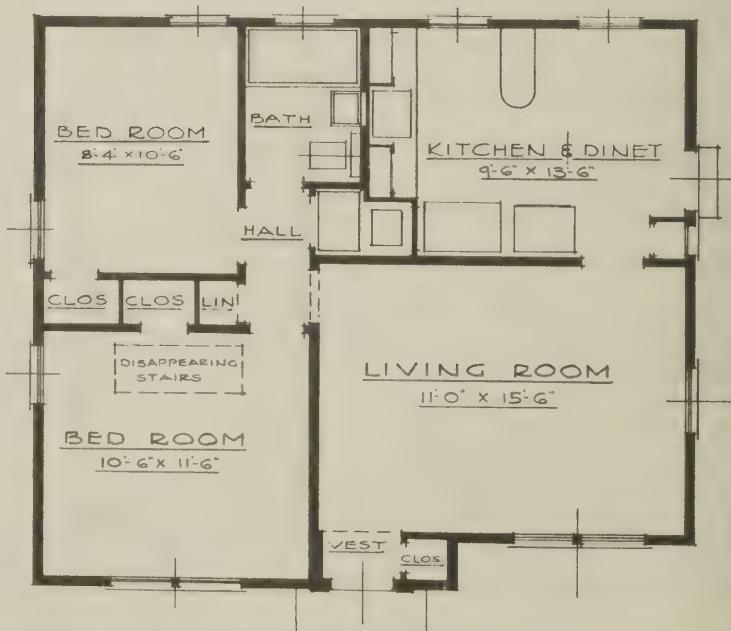


HOMES OF THE YEAR, L, 1-4

CUBAGE 9,708 CU. FT.

THE AMHERST

THE simple structural lines of this well-proportioned house lacks nothing to make it a successful answer to the problem of getting the maximum comfort and convenience at reasonable cost. Certainly a concrete example of the thought is the clever use of a workcounter forming a partition between the kitchen and dinette.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.



"HOMES OF THE YEAR"—R-2
E. TUCKER CARLTON, Architect
RICHMOND, VIRGINIA

APPROXIMATE CONSTRUCTION COST, \$9,000.00

COLONIAL WILLIAMSBURG

ONE always feels some quaint and homely spirit hovering about a home designed in a style of our early Colonial settlers. This house of early Williamsburg holds an unmistakable charm for us all.

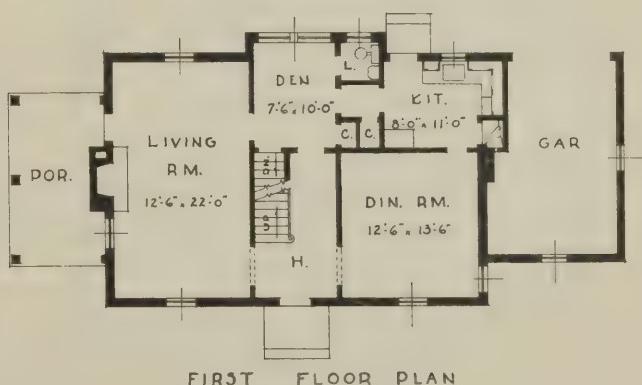
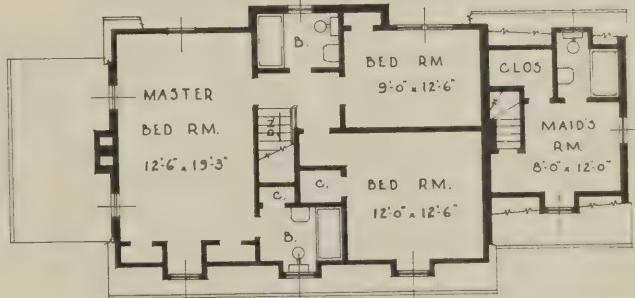
A good sense of balance is given the house by the attached garage, representing the old attached kitchen. The simple entrance is protected by the wide overhanging roof lines and tends to make the house appear rather wide. The curve sweep of the low roof lends grace and distinction to this type of architecture.

The interior plan is modern with some features of the colonial plan.

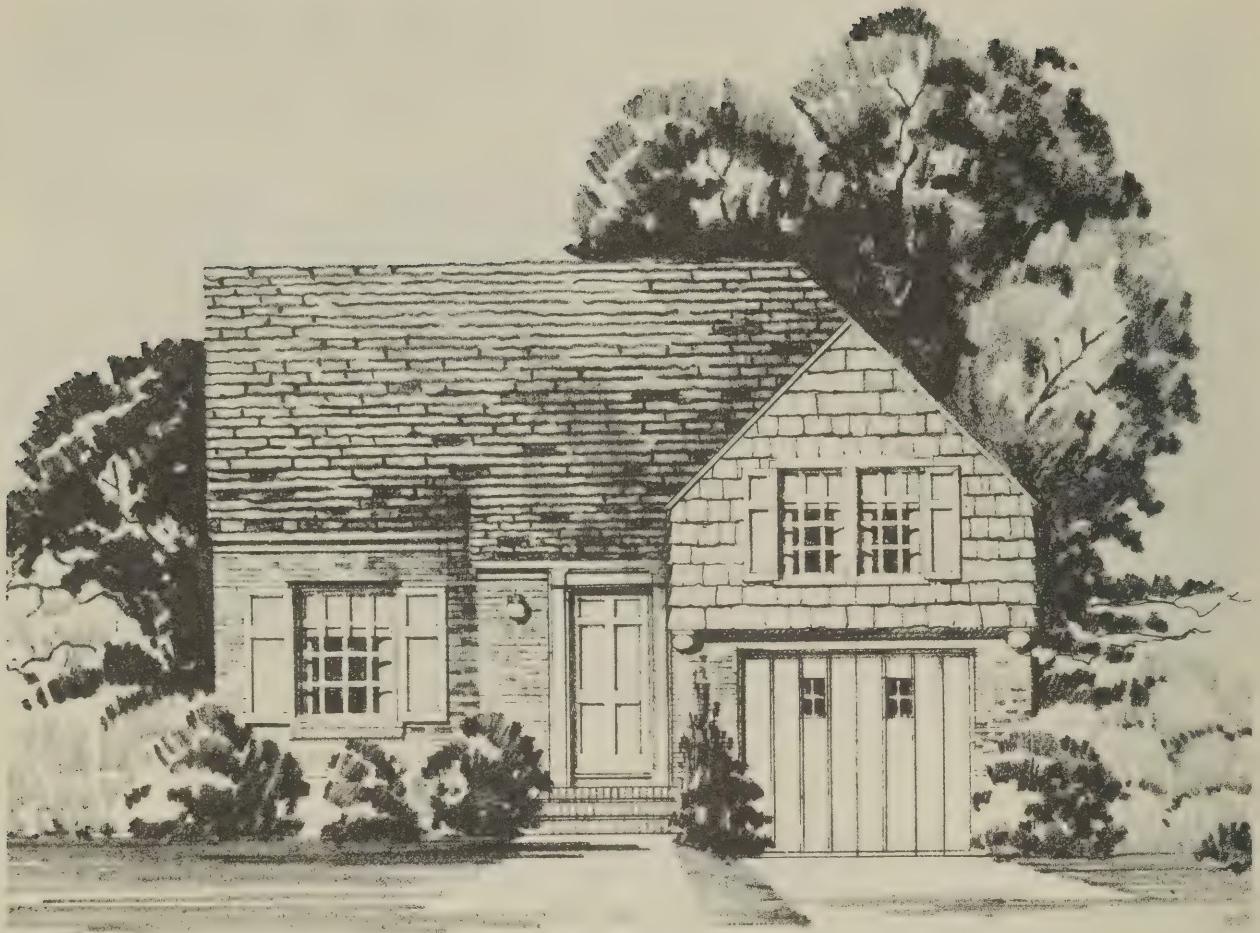
The popularity of this plan and elevation is proven by its continued reproduction.

CONSTRUCTION DETAILS

Soft colored red brick.
Slate Roof.
Colonial Iron railing on front.
Deep sunken paneled front door.
Tiled Bath Rooms with showers over tubs.
Forced hot water heat.
Hardwood floors.
Papered walls.
Flagstone Porch and Walk.
Linoleum on floor in Kitchen.
KITCHEN EQUIPMENT—Gas Stove and Refrigerator.



FIRST FLOOR PLAN



"HOMES OF THE YEAR" L-1-2

CUBAGE, 10,600 FT.
(See Footnote)

THE BRIACLIFFE

THIS original house should satisfy the most exacting client. Although unusual in many ways, the average problems of construction are handled sanely and logically. Proper ventilation, well-proportioned closet space and scientifically correct kitchen are added proof that the house is as charming inside as well as out.

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade-marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

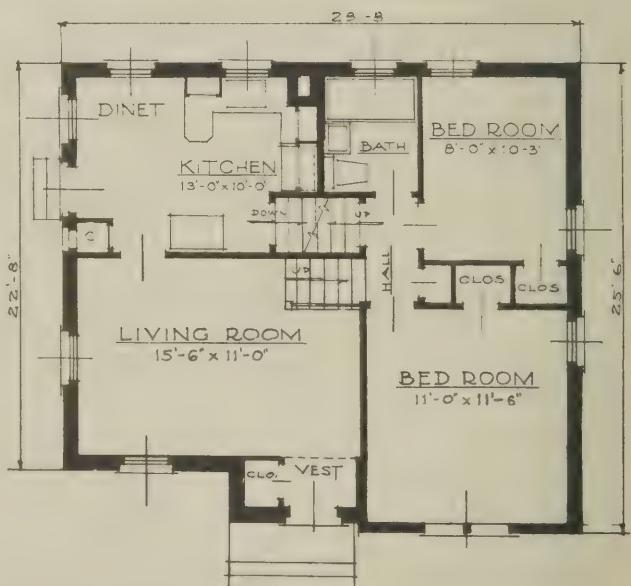
TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

FOOTNOTE—To estimate construction costs, multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable builder or material dealer for an authoritative contract price.



FIRST FLOOR PLAN



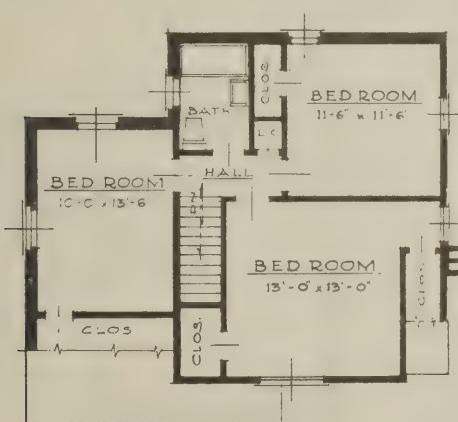
HOMES OF THE YEAR, H-4-12

ENGLISH MANOR

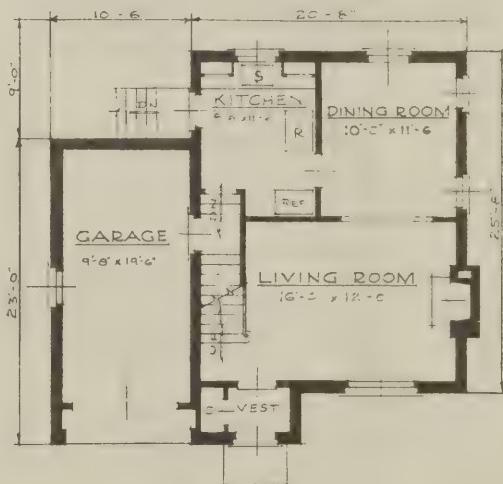
CUBAGE 17,572 CU. FT.

THAT this house was soundly designed and built can be seen by just two glances at the plans. First, a pleasing and well-proportioned exterior with its brick walls and rough

siding in its gabled end. The generous rooms conveniently arranged and the attached garage make the interior practical as well as attractive.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

EXTERIOR WALLS: Pine siding, brick or in combination.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

TRIM AND CABINETS—Cypress and poplar.

FLOORING: Clear plain red oak.

ROOFING—Asbestos shingles.

TILE—Glazed tile bath and kitchen drainboard.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.



HOMES OF THE YEAR, H-4-15

CUBAGE 19.954 CU. FT.

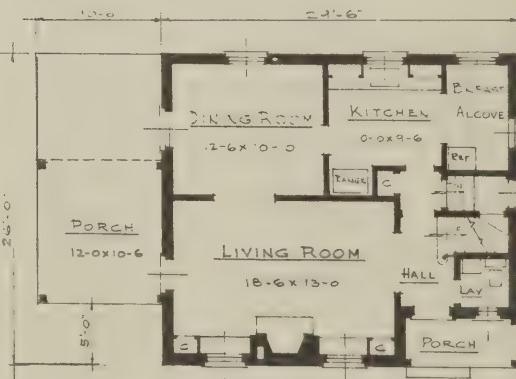
THE MEADOWBROOK

THIS design bespeaks hospitality. The friendly shutters, the inviting porches, bid you the top of the morning. Placed between the windows the fireplace is flanked by two window

seats and small closets which give added proof of the informal atmosphere. Generous space has been allotted to storage and cross-ventilation is found in every room.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

EXTERIOR WALLS—Pine siding, brick or in combination.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

TRIM AND CABINETS—Cypress and poplar.

FLOORING: Clear plain red oak.

ROOFING—Asbestos shingles.

TILE—Glazed tile bath and kitchen drainboard.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.



"HOMES OF THE YEAR"—N-4
RANDOLPH EVANS, Architect
NEW YORK CITY

PENNSYLVANIA COLONIAL

THIS house is so arranged as to make the most of the view towards the gardens which would be in the rear. It would be perfect on a corner lot or a wide inside lot. The dining room bay and the stairway are very pleasant features. The service portion of the house is well arranged to allow for greater use of the lot for living purposes.

The stone exterior and the low roof with its dormer add considerable charm to the house.

CONSTRUCTION DETAILS

FOUNDATION—Poured concrete and concrete block.

EXTERIOR WALLS—Wood shingles and stone veneer on wood studs.

INTERIOR PARTITION—Stud walls, plaster on rocklath.

WINDOW—Double-hung wood.

PLUMBING—White enameled cast iron fixtures.

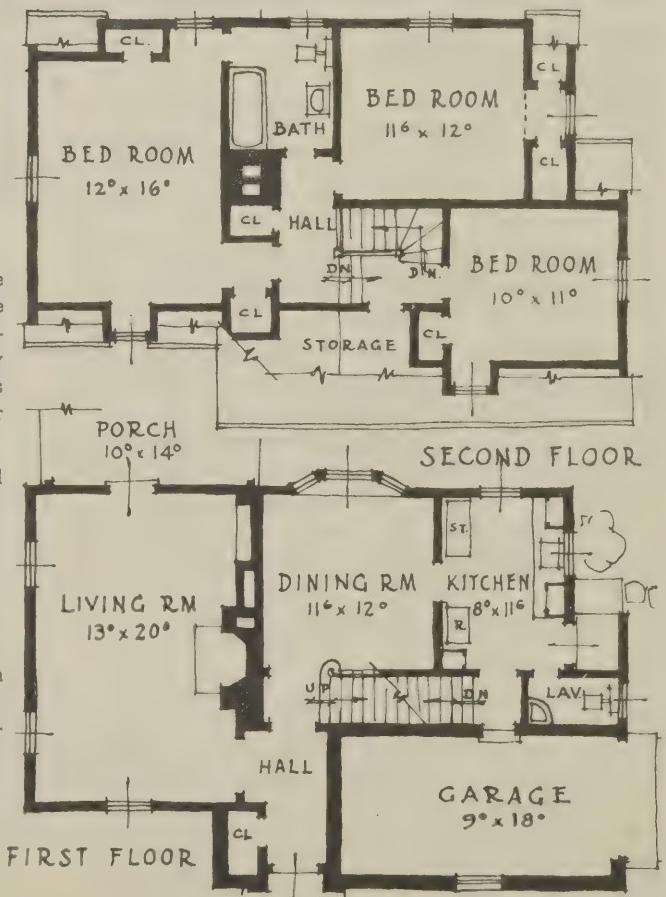
FLOORS—Oak, linoleum in kitchen and bath.

ROOFING—Wood shingles.

WEATHERSTRIP—Metal.

KITCHEN EQUIPMENT—Gas stove and refrigerator.

APPROXIMATE CONSTRUCTION COST, \$8,200.00





"HOMES OF THE YEAR"—R-1
E. TUCKER CARLTON, *Architect*
RICHMOND, VIRGINIA

APPROXIMATE CONSTRUCTION COST, \$2,200.00

THE AVERY

THOUGH designed as one answer to the demand for the low income bracket house, this bungalow presents charm and economy.

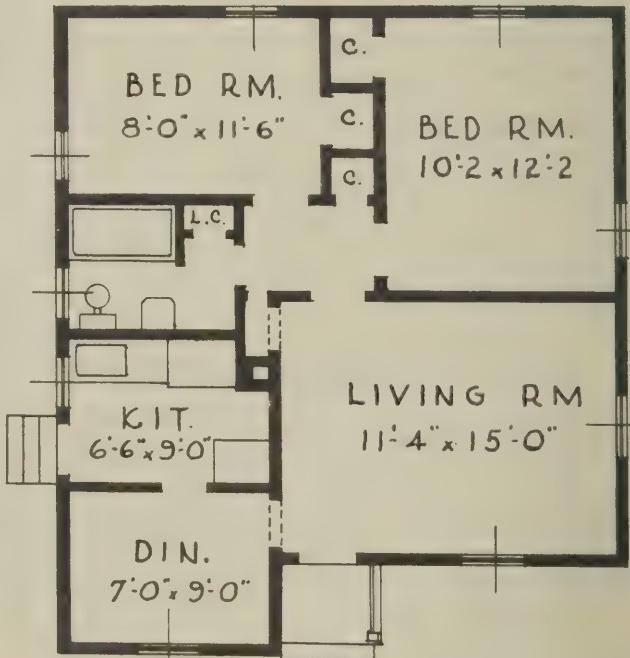
Outstanding in economy is the grouping of all plumbing for the bath and kitchen, and outstanding in convenience is the small center hall.

There is a solid look about this bungalow that is not a passing fancy obtained by carrying the front gable over the front stoop.

Special attention should be called to the closet space in such a small bungalow.

CONSTRUCTION DETAILS

- 7½" Beaded Clapboard.
- Asphalt Shingle Roof.
- Oak floors.
- Papered walls.
- Copper screens.
- Tile floor in bath.
- Shower over tub.
- Linoleum floor in kitchen.
- Oil circulator for heating.





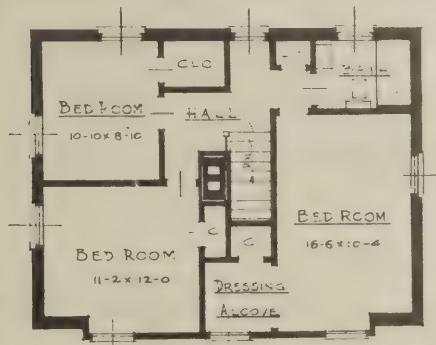
HOMES OF THE YEAR, H-4-11

CUBAGE 19.320 CU. FT.

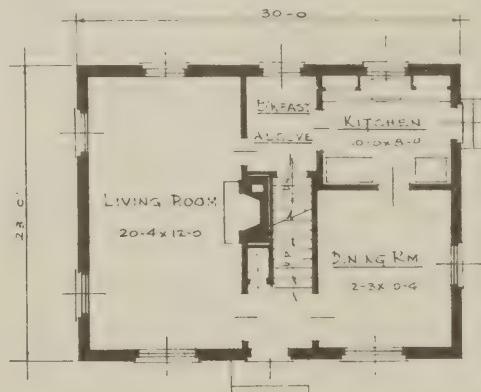
THE STUART

COMBINING half timber and ornamental brickwork, this decorative exterior is an excellent introduction to a residence that incorporates all the ideas of comfort and con-

venience with sensible economy. An added feeling of luxury is emphasized by a fireplace downstairs and a dressing alcove off the Master bedroom.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

EXTERIOR WALLS: Pine siding, brick or in combination.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

TRIM AND CABINETS—Cypress and poplar.

FLOORING: Clear plain red oak.

ROOFING—Asbestos shingles.

TILE—Glazed tile bath and kitchen drainboard.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

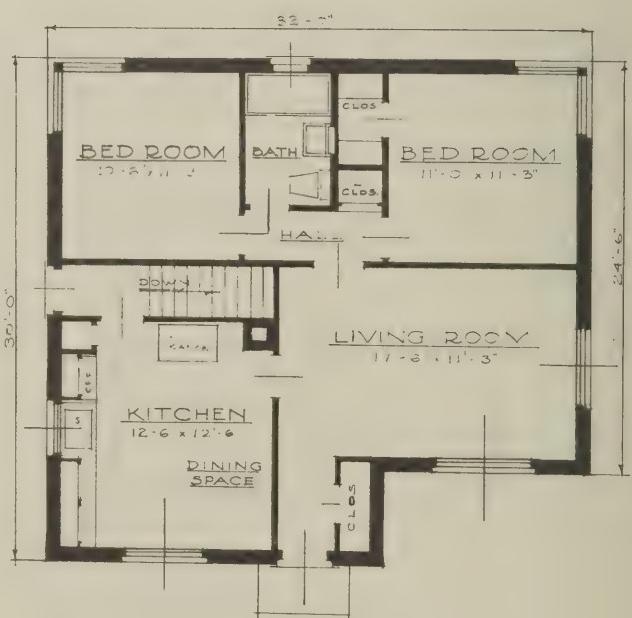


CUBAGE 15.552 CU. FT.

HOMES OF THE YEAR, L-10-1

THE FALMOUTH

MAKING the doorway an important ornamental feature by the use of a heavy wood lintel and emphasizing the windows in the same manner, this house gains an irresistible appeal. Corner windows in the bedrooms make decorating a pleasure and the dining area in the kitchen allots more space to the living room.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

EXTERIOR WALLS: Pine siding, brick or in combination.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

TRIM AND CABINETS—Cypress and poplar.

FLOORING: Clear plain red oak.

ROOFING—Asbestos shingles.

TILE—Glazed tile bath and kitchen drainboard.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.



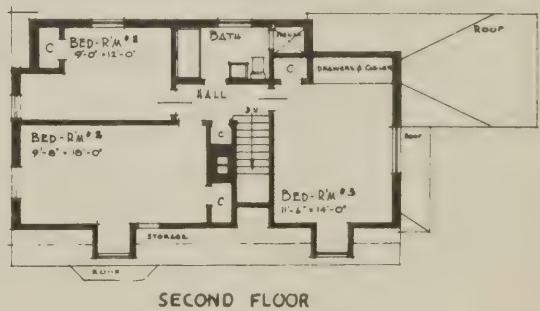
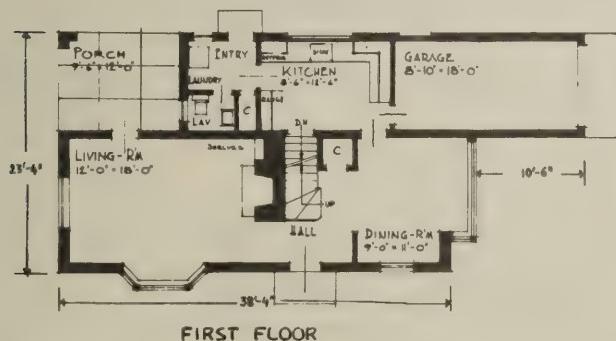
HOMES OF THE YEAR, BM—9
SAMUEL GLASER, Architect
Boston, Mass.

HOUSE 17,056 CUBIC FEET
GARAGE 2,420 CUBIC FEET
TOTAL 19,476 CUBIC FEET

ENGLISH TYPE COTTAGE

THE architectural loveliness of an English Cotswold cottage has been skilfully adapted to today's requirements in this comfortable, all-concrete home. A first-floor lavatory, laundry space, a bath with both shower and tub

on the second floor, the broad expanse of windows in the dining room, and a kitchen planned for efficiency are only a few of the features which enhance this tradition in home design.



CONSTRUCTION
Concrete masonry

EXTERIOR FINISH
Cement paint

CEILING HEIGHTS
1st fl. 7'-6" or 8'-0"
2nd fl. 7'-6"

APPROVED DESIGN FOR A REGISTERED HOME

Approved for use under the Federal Home Building Service Plan, this design is eligible for the Certificate of Registration, provided the house is built with approved technical service and meets established requirements upon completion.



HOMES OF THE YEAR, BM—6
SAMUEL GLASER, Architect
Boston, Mass.

HOUSE 20,751 CUBIC FEET
GARAGE AND PORCH 3,720 CUBIC FEET
TOTAL 24,471 CUBIC FEET

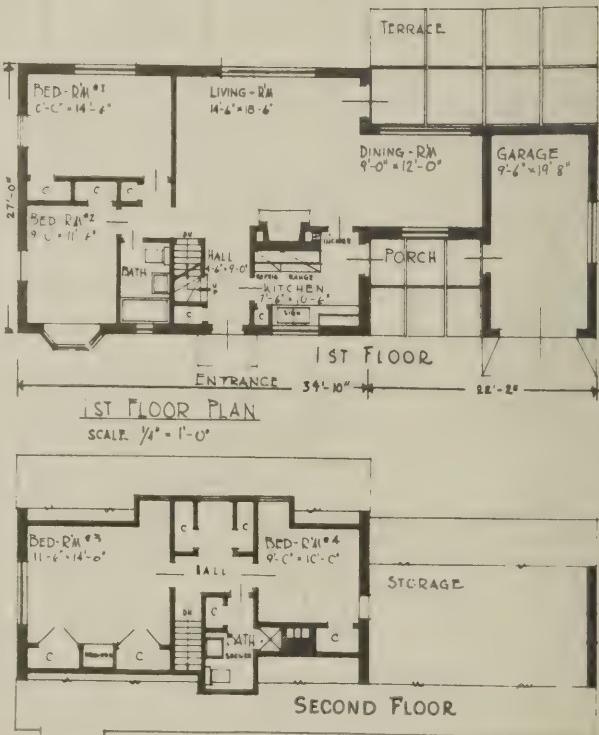
MASONRY HOME

YOU can make this house grow as your family grows. Start it off with the first floor rooms alone, including the garage, and you can house four persons comfortably. Then, as your needs increase and your budget permits, you can add the two bedrooms and the bath on the second floor. The addition will be at low cost, too, since the complete exterior construction is done in building the first part of the house. In either stage, you will have a completely-equipped and livable home.

CONSTRUCTION
Concrete masonry

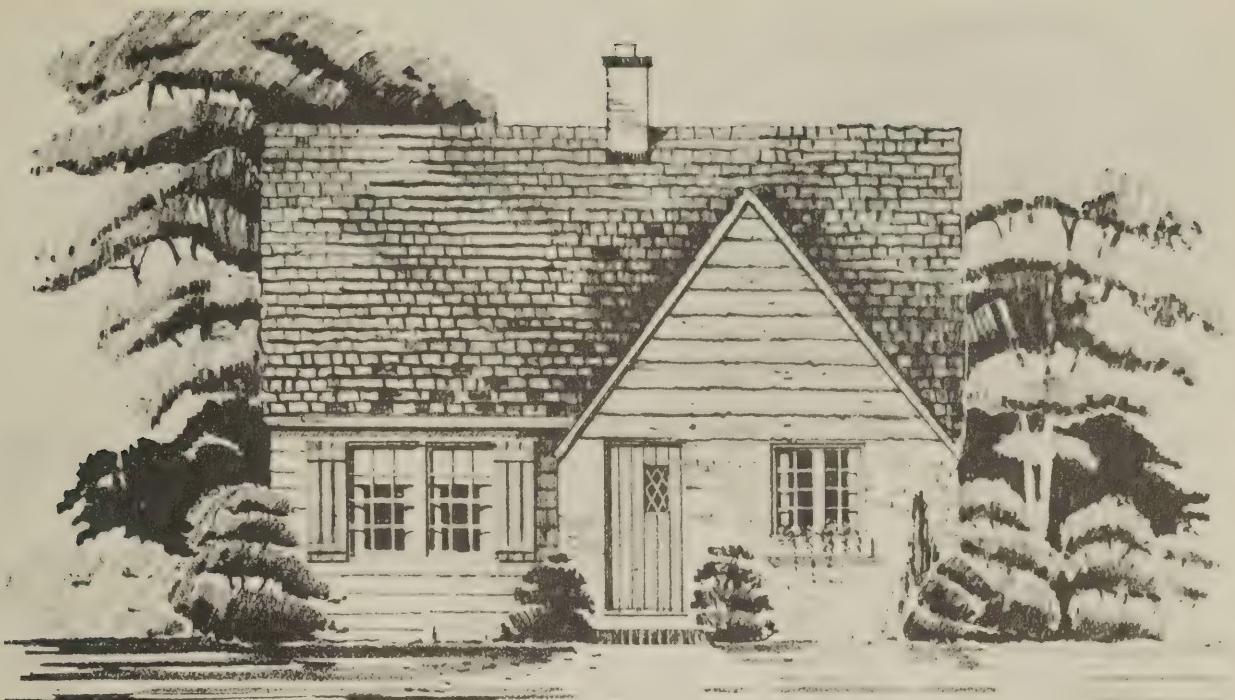
EXTERIOR FINISH
Cement paint

CEILING HEIGHTS
1st fl. 7'-6" or 8'-0"
2nd fl. 7'-6"



APPROVED DESIGN FOR A REGISTERED HOME

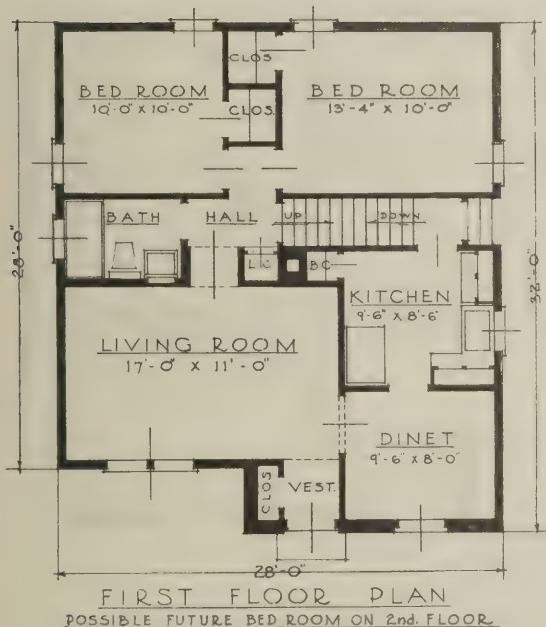
Approved for use under the Federal Home Building Service Plan, this design is eligible for the Certificate of Registration, provided the house is built with approved technical service and meets established requirements upon completion.



HOMES OF THE YEAR, H-2-1

CUBAGE 17.600 CU. FT.

THE SHERWOOD



THIS charming English cottage is a delightful example of what can be done by combining different materials. The rough siding in the gabled end makes a pleasing contrast with the brick used. The interior combines utility and attractiveness and makes this plan highly practical.

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

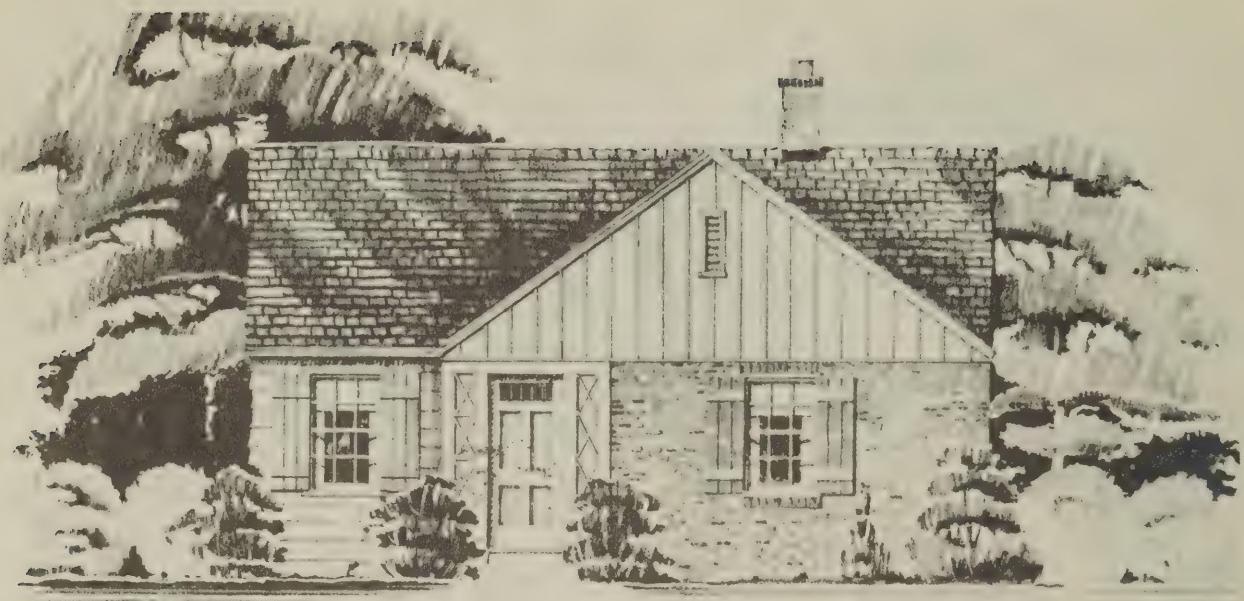
TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

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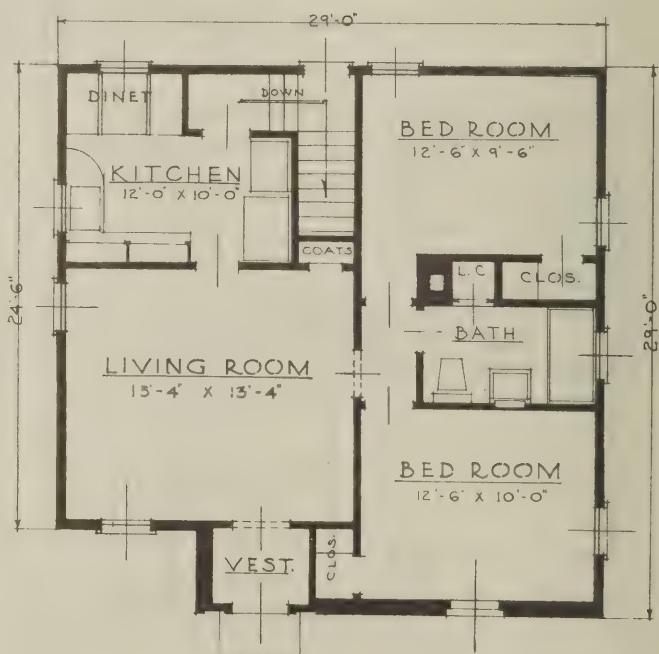


HOMES OF THE YEAR, L—2—2

CUBAGE 15,200 CU. FT.

THE SPORTSMAN

THE expert use of boards in both the horizontal and vertical positions and the satisfying introduction of brick as a contrasting element gives one an impression of a well balanced and excellently proportioned house. This feeling is maintained by the wise arrangement of rooms, each one featuring cross-ventilation and large areas of unbroken wall space.



FIRST FLOOR PLAN

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

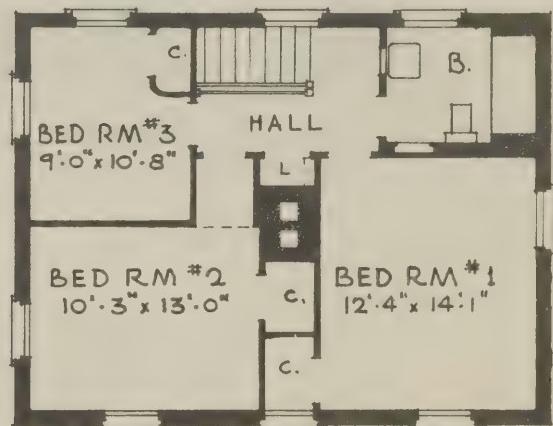
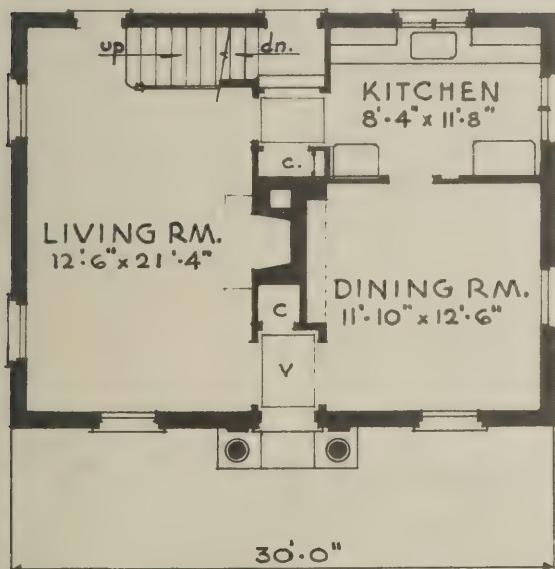
ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.



"HOMES OF THE YEAR"—D-2
EARL W. PELLERIN, Architect
DETROIT, MICHIGAN

APPROXIMATE CONSTRUCTION COST. \$7,500.00



SECOND FLOOR PLAN

SIX ROOM BRICK COLONIAL

A SIMPLE rectangle in form, this dignified brick house is entirely devoid of structural complications which add unnecessary dollars to costs. Partitions in a straight line, the grouping of kitchen and bath plumbing in one place, the absence of waste space and the convenience of plan all evidence the care with which this house has been designed. If desired, a porch could be added at the rear of the living room. All rooms are cross-ventilated.

CONSTRUCTION DETAILS

FOUNDATION—Cement block.

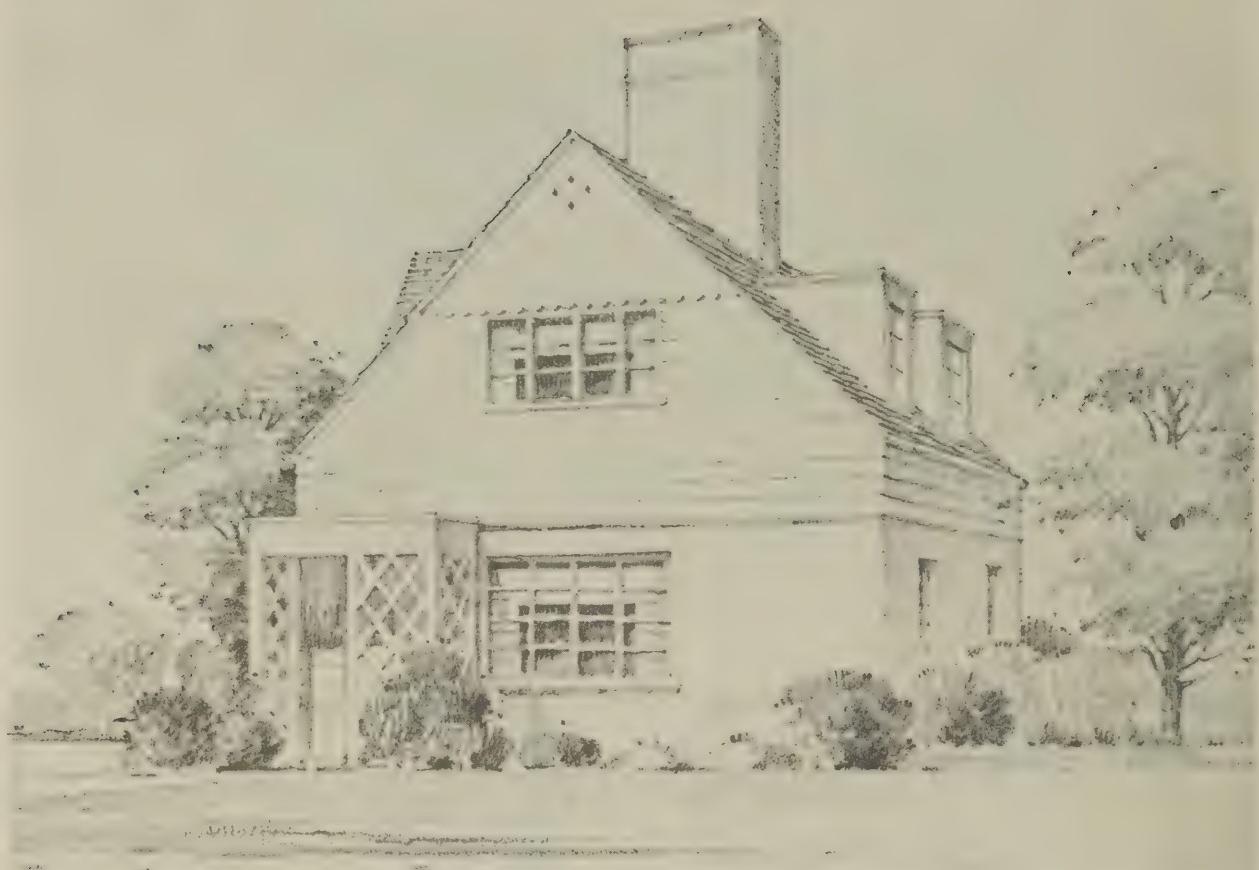
EXTERIOR WALLS—Brick veneer, hard burned common brick.

INTERIOR PARTITIONS—Stud walls, rock lath and plaster.

WINDOWS—Non-stick type, double hung sash.

FLOORS—Oak floors, linoleum in kitchen and bath.

ROOFING—5 x 16" stained cedar shingles.



"HOMES OF THE YEAR"—D-3
DITCHY-PERRY-SIDNAM, Architects
DETROIT, MICHIGAN

APPROXIMATE CONSTRUCTION COST, \$5,200.00

DESIGNED FOR A NARROW LOT

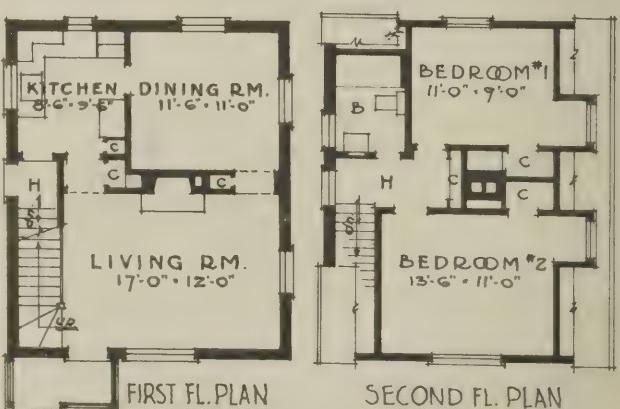
IN this compact design, the architect has created a very attractive dwelling which will fit on a 35 or 40 foot lot, yet leave room to accommodate a side drive. Reflecting the best architectural tradition, this design looks well from any angle; has qualities that are fundamental and lasting. As shown here brick veneer is used on the first story, frame above. However, the first story can also be finished in frame construction. The interior is marked by economical use of space, scant area being given over to halls or non-essentials. All rooms are cross-ventilated. Structural economy characterizes this plan.

CONSTRUCTION DETAILS

FOUNDATION—Cement Block.

EXTERIOR WALLS—First floor brick veneer, second floor stud walls with beveled siding.

INTERIOR PARTITIONS—Stud walls, rock lath and plaster.



WINDOWS—Non-stick type, double hung sash.

FLOORING—Oak floors, linoleum in kitchen and bath.

ROOFING—5 x 16" stained cedar shingles.



HOMES OF THE YEAR, H, 8-1

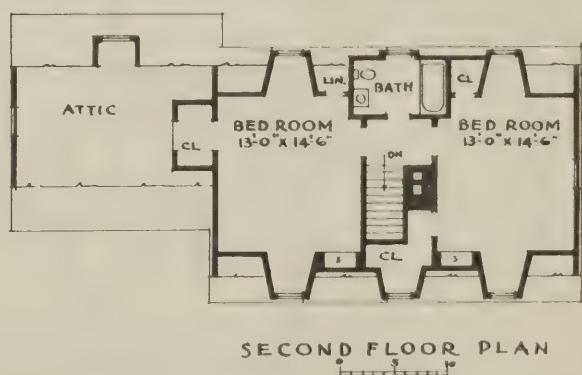
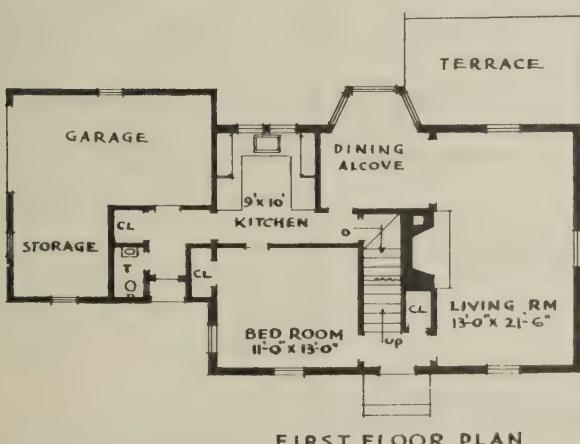
APPROXIMATE CONSTRUCTION COST, \$7,900

CAPE COD GEM

THE exterior of this delightful home is attractive in its simplicity. It suggests economy of construction and spacious rooms within. The interior of this home is designed to provide large rooms practically arranged for comfortable living. There is ample closet and storage

space. The downstairs bedroom is an asset in any three bedroom home.

The exterior may be painted white with shutters and shingled roof in color to match giving the house an effective touch of individuality.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

EXTERIOR WALLS: Pine siding, brick or in combination.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

TRIM AND CABINETS—Cypress and poplar.

FLOORING: Clear plain red oak.

ROOFING—Asbestos shingles.

TILE—Glazed tile bath and kitchen drainboard.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.



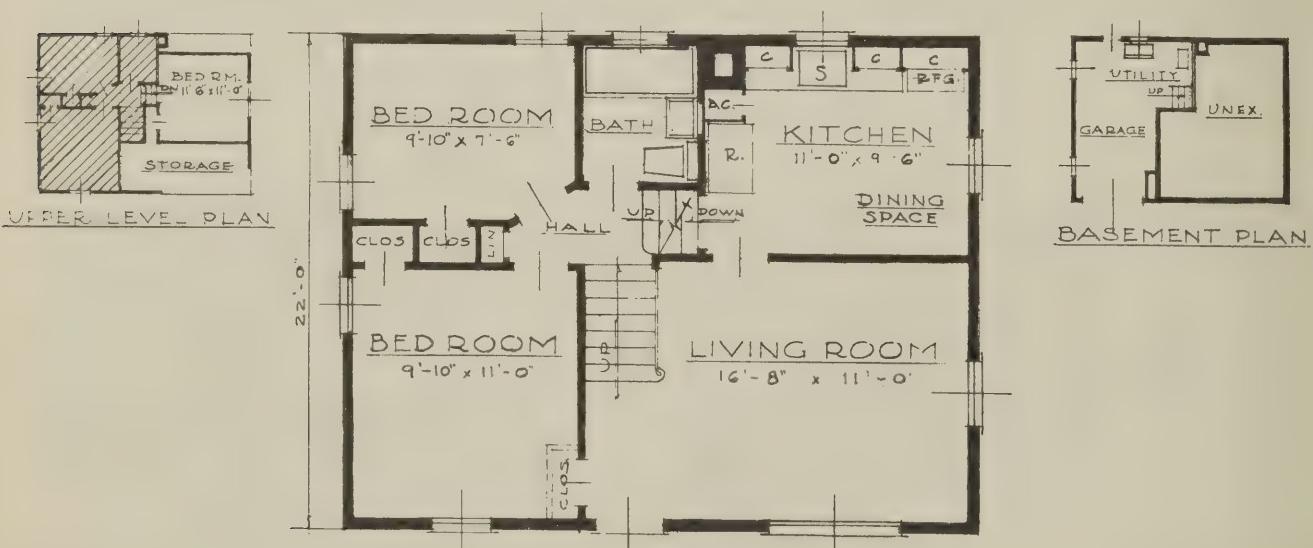
HOMES OF THE YEAR, L, 1-14

CUBAGE—10,400 CU. FT.

THE ARCADIAN

THE pleasing informality of this interesting house is achieved by the use of good design which is not dependent upon elaborate detail. The dining area in the kitchen, the

abundant storage and closet space and the easy accessibility of one room to another all prove that you can have the ultimate of construction even in the low-cost field.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

EXTERIOR WALLS: Pine siding, brick or in combination.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

TRIM AND CABINETS—Cypress and poplar.

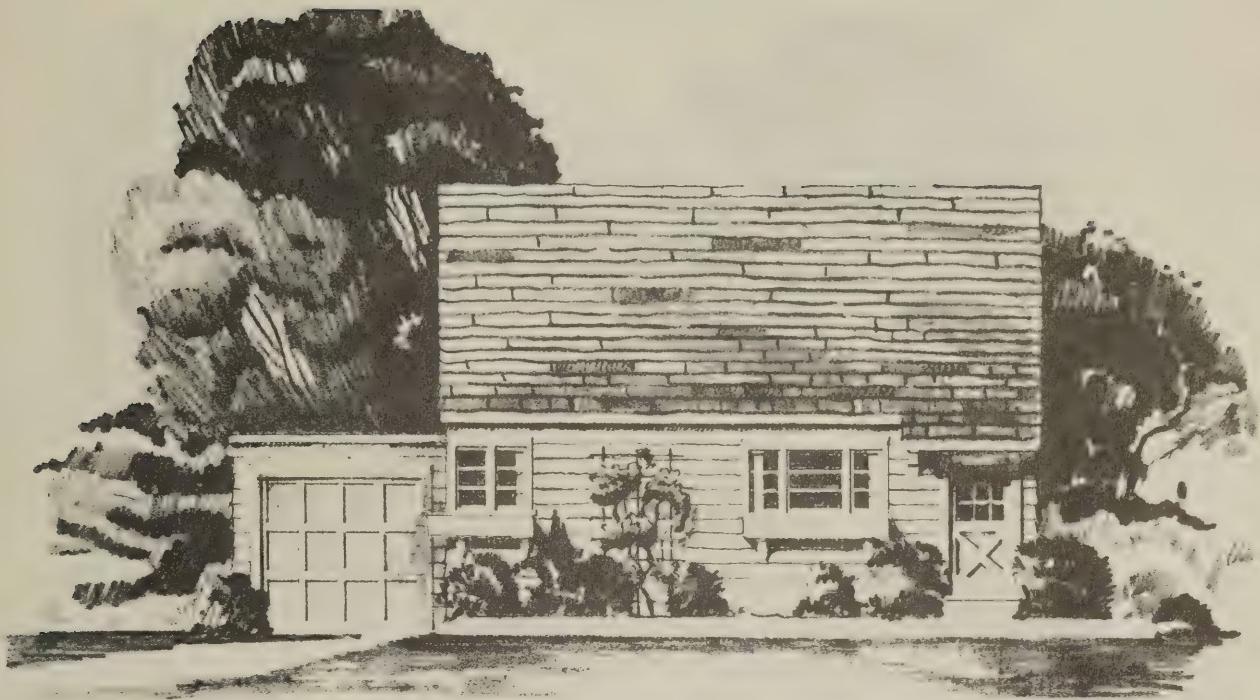
FLOORING: Clear plain red oak.

ROOFING—Asbestos shingles.

TILE—Glazed tile bath and kitchen drainboard.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

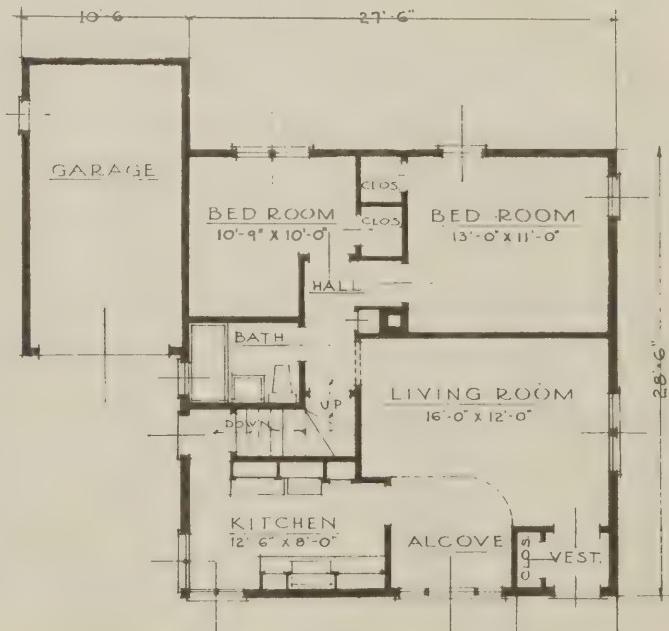


HOMES OF THE YEAR, H-5-1

CUBAGE 18.670 CU. FT.

THE HAMILTON

By eliminating the separate dining room, but providing an area for that purpose in the living room the architect has created a feeling of a larger-than-usual room. An additional entrance on the side gives access to both the kitchen and stairway without going through the living room. These, combined with many other favorable features, make this design a wise choice.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

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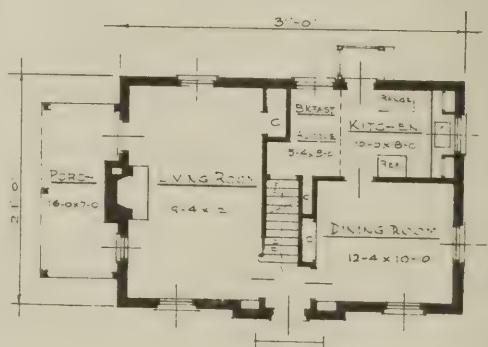
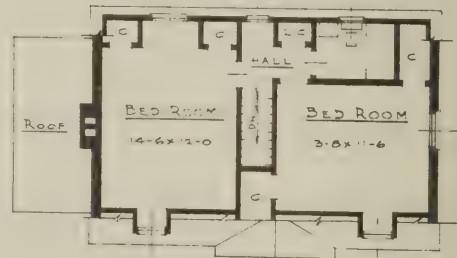


HOMES OF THE YEAR, H-4-9

CUBAGE 20.160 CU. FT.

THE MAYFAIR

AN impressive, well balanced example of colonial architecture—the Mayfair combines beauty and spaciousness with convenience and good design. A fireplace enhances the large living room and a separate dining room is directly accessible from either the well-planned kitchen or the living room. One glance will prove that every square inch has been utilized to the utmost.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.



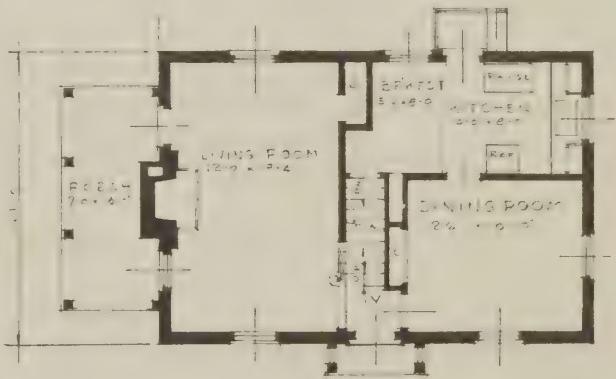
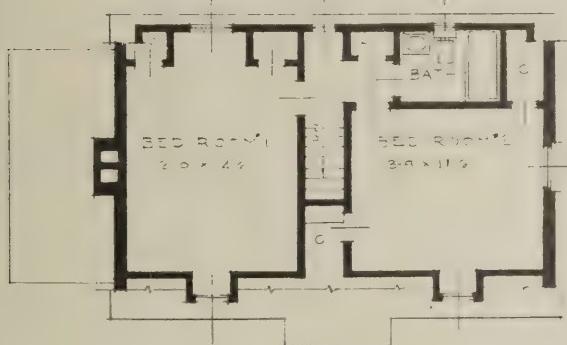
HOMES OF THE YEAR, L-4-7

CUBAGE 15,624—CU. FT.

THE CANTERBURY

A home to be proud of is a worthy possession for any family. Who wouldn't be proud to own this excellent dwelling with its quaint dormer windows and unusual entrance.

The interior keeps up the pace set by the outside by incorporating convenience and comfort to create a harmonious effect.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

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HOMES OF THE YEAR, H. 4-1

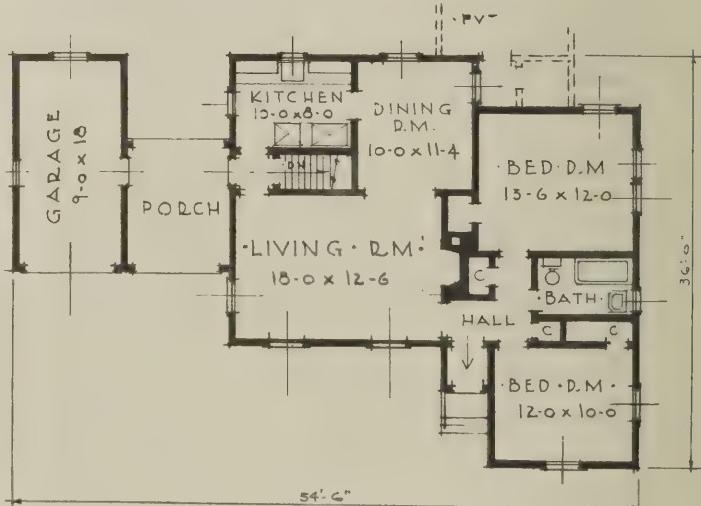
APPROXIMATE CONSTRUCTION COST, \$5,500

QUAINT COTTAGE

THIS plan is a fine example of a well designed small home wherein every inch of space has been utilized. The entry hall at front of the house provides privacy in that one can enter bedrooms and bath without passing through the living room.

The entry from living room to porch and garage is a feature worthy of notice.

All rooms have ample ventilation and are designed to give plenty of wall space for the placing of furnishings.



* FLOOR PLAN *
SCALE

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

EXTERIOR WALLS: Pine siding, brick or in combination.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth

gypsum plaster.

TRIM AND CABINETS—Cypress and poplar.

FLOORING: Clear plain red oak.

ROOFING—Asbestos shingles.

TILE—Glazed tile bath and kitchen drainboard.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.



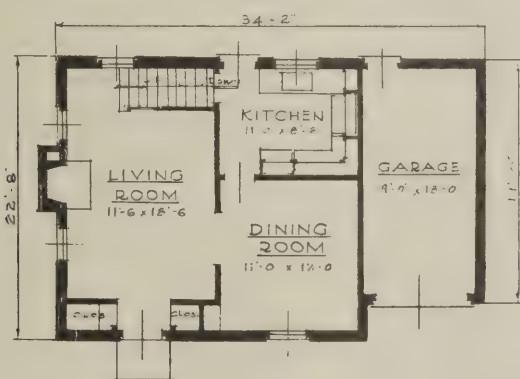
HOMES OF THE YEAR, L-9-1

CUBAGE 14,400 CU. FT.

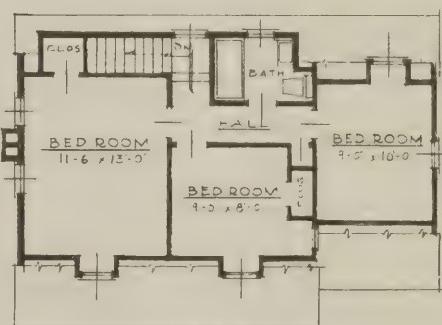
THE EXETER

UNLIMITED are the qualities of this small house. Every inch of available space is utilized to the best advantage. Two roomy closets are found in the living room besides the

other closets that give added storage space. A fireplace in the living room and a well planned kitchen contribute still further to this design's success.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

EXTERIOR WALLS: Pine siding, brick or in combination.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

TRIM AND CABINETS—Cypress and poplar.

FLOORING: Clear plain red oak.

ROOFING—Asbestos shingles.

TILE—Glazed tile bath and kitchen drainboard.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.



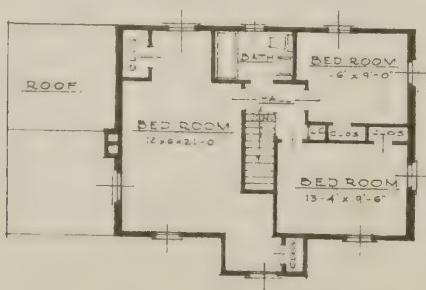
HOMES OF THE YEAR, H-4-16

CUBAGE 19,190 CU. FT.

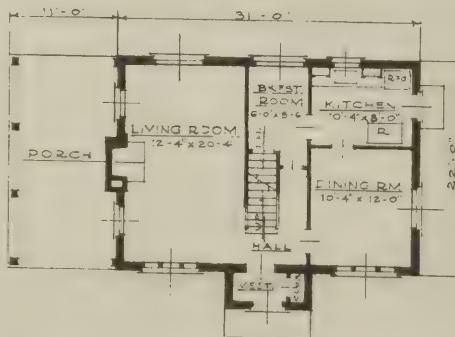
THE NEWBURG

AN unusually fine home, the Newburg combines wood, stone and brick in a very agreeable manner. There is, beside a large living room, dining room and kitchen, a breakfast room where the family can dine on less

formal occasions. Upstairs we find in the large master bedroom that the monotony of 4 level walls broken by two niches which lend themselves to clever decorating.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

EXTERIOR WALLS: Pine siding, brick or in combination.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

TRIM AND CABINETS—Cypress and poplar.

FLOORING: Clear plain red oak.

ROOFING—Asbestos shingles.

TILE—Glazed tile bath and kitchen drainboard.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

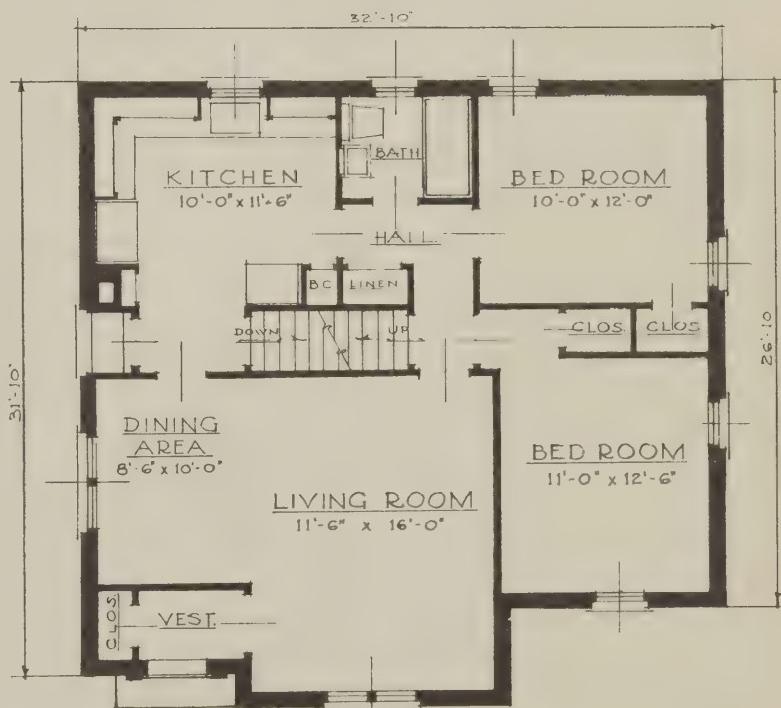


HOMES OF THE YEAR, H, 1-5A

CUBAGE—18,100 CU. FT.

THE WAYNE

CONTRASTING the wooden overhang with a sturdy brick base gives this design an interesting exterior. A space has been allotted for dining in the living room which not only gives an appearance of a larger room but keeps the kitchen for the preparation of food alone. Two well lighted bedrooms each with ample closets open into a small hall dividing them from the living quarters and assuring privacy.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

EXTERIOR WALLS: Pine siding, brick or in combination.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

TRIM AND CABINETS—Cypress and poplar.

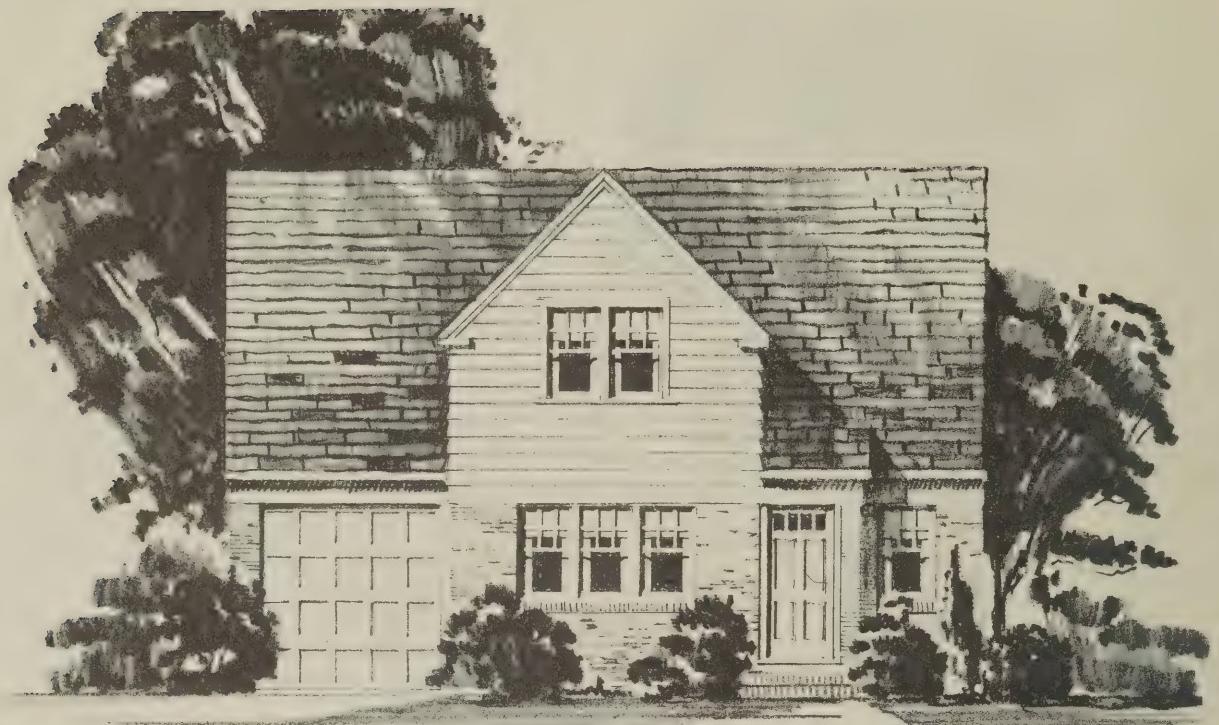
FLOORING: Clear plain red oak.

ROOFING—Asbestos shingles.

TILE—Glazed tile bath and kitchen drainboard.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

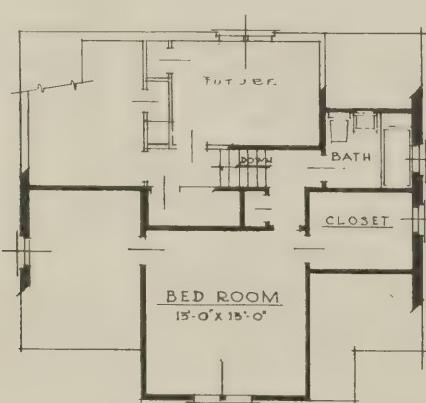


HOMES OF THE YEAR, H, 6—1

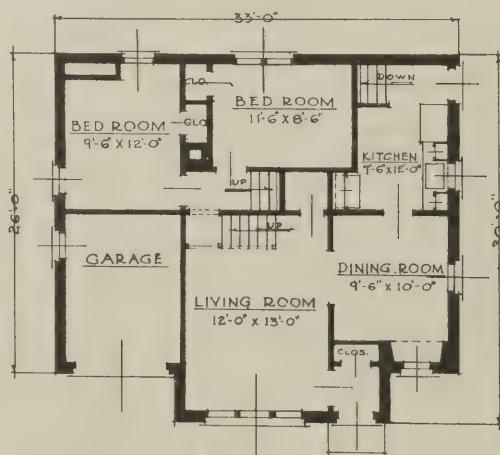
CUBAGE—16,400 CU. FT.

THE BRYANT

THIS home uses a portion of the basement area for garage space thus eliminating the construction of a long driveway to a garage at the rear of the house. In addition to the extremely large closet in the master bedroom other closet space is conveniently located throughout the house. For a house containing three bedrooms, the total cubage is unusually low.



3rd. LEVEL PLAN



1st & 2nd. LEVEL PLAN

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

EXTERIOR WALLS: Pine siding, brick or in combination.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth

gypsum plaster.

TRIM AND CABINETS—Cypress and poplar.

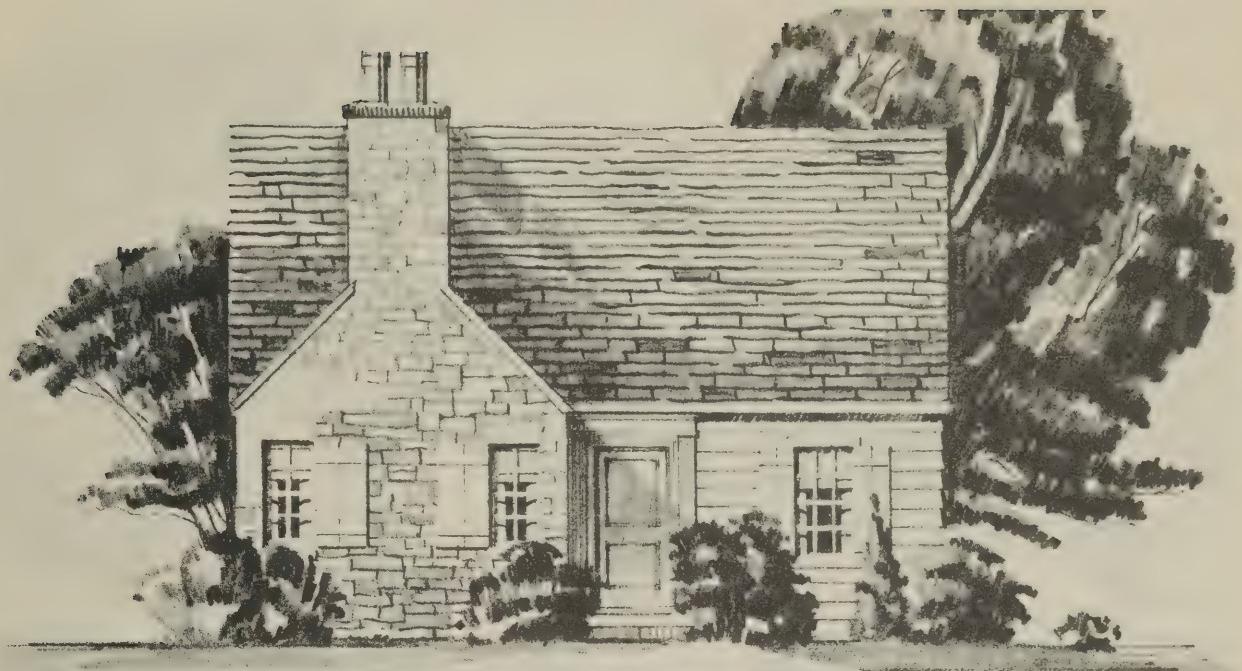
FLOORING: Clear plain red oak.

ROOFING—Asbestos shingles.

TILE—Glazed tile bath and kitchen drainboard.

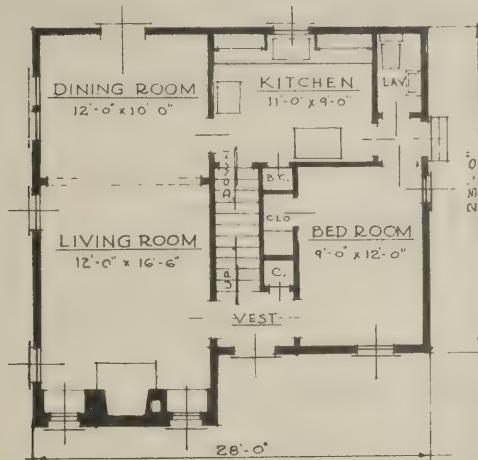
ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

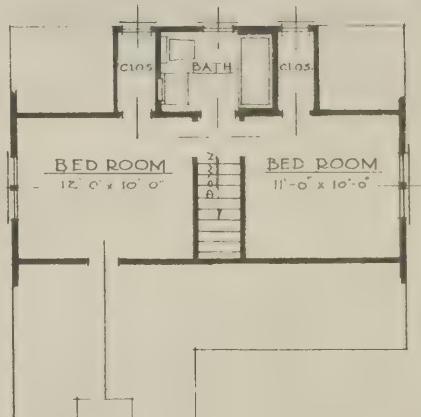


"HOMES OF THE YEAR" H-2-5

CUBAGE, 16,200 FT.
(See Footnote)



FIRST FLOOR PLAN



SECOND FLOOR PLAN

THE PLAINSMAN

SYMBOLICALLY simple yet vastly appealing is this rugged combination of stone and wood. Just as the pioneer of old embodied all the qualities that make us respect and admire him years later, so this plan combines excellent design and straightforward lines that will retain their charm indefinitely. With all its compactness it does not destroy the beauty of gracious living, as exemplified by the living and dining area—both using advantageously one fireplace.

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade-marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

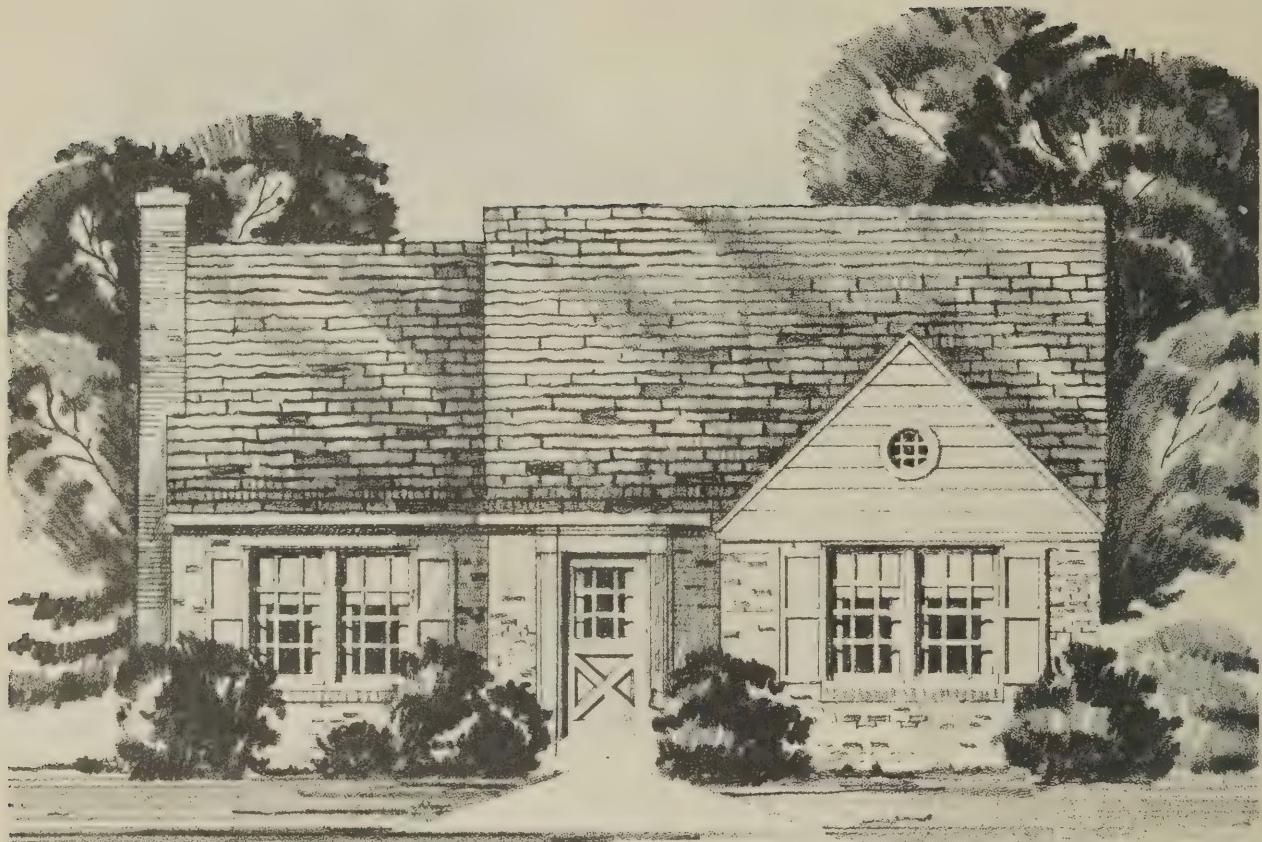
TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

FOOTNOTE—To estimate construction costs, multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable builder or material dealer for an authoritative contract price.



"HOMES OF THE YEAR" H-1-9

CUBAGE, 18,650 FT.
(See Footnote)

THE RADCLIFFE

IRRESISTIBLE is this delightful result of sound design-ing. Sitting beside an open fireplace on crisp winter evenings, preparing meals in a step-saving kitchen, enjoying the illusion of bringing the out-of-doors into your living room, or working on your favorite hobby in a space provided for just that purpose in the master bedroom are only a few of the pleasant moments provided for in this interesting design.

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade-marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

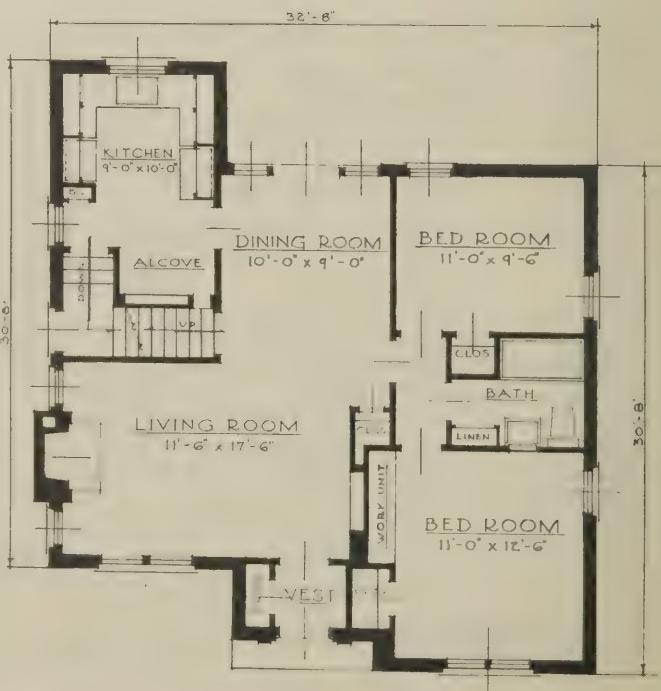
TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

FOOTNOTE—To estimate construction costs, multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable builder or material dealer for an authoritative contract price.

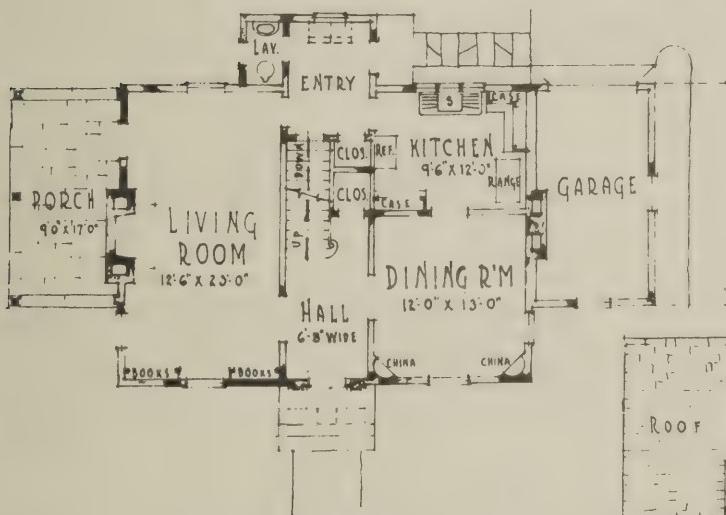




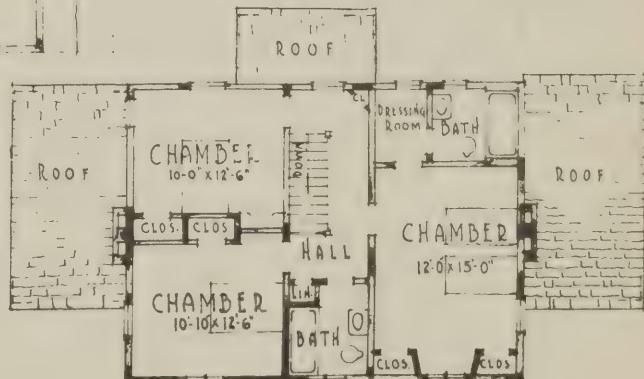
HOMES OF THE YEAR—H—F
A. RAYMOND ELLIS
HARTFORD, CONN.

APPROXIMATE COST \$8,200

AN EARLY COLONIAL HOUSE



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

THIS house was designed for economy in the construction, design and equipment, and therefore is built of standardized materials that are easily obtainable in any part of the country. It will meet the requirements of the average family. It is obviously impossible to design a house that everyone would consider ideal; but it is nevertheless necessary to ob-

serve certain definite requirements and standards that would meet the requirements of the average family, and provide a home that is a good investment.

This house has a frontage of 52' and a depth of 29' and contains 28,000 cubic feet. Frame construction, with cellar and heating plant.



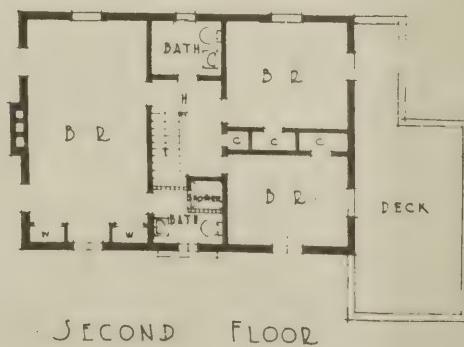
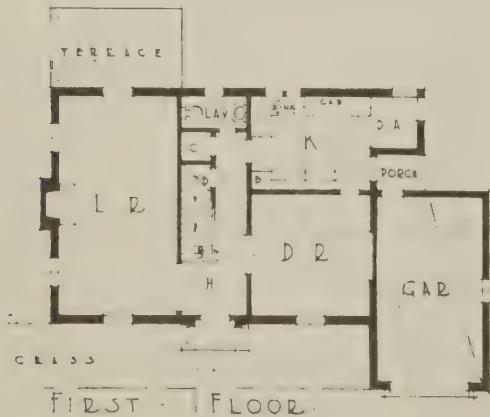
HOMES OF THE YEAR—H—C
A. RAYMOND ELLIS
HARTFORD, CONN.

APPROXIMATE COST \$8,500

A MODERN GEORGIAN HOUSE

THE improvement in modern design is probably best shown by recent houses of conservative design that are worked out on the basis of the requirements of good living, and designed to take full advantage of standardized materials available with modern equipment and furnishings.

These new streamlined designs are practical, and in the elimination of unnecessary wood-work and decorative features, depend upon line and proportion for effective design and the proper use of color and material. These houses are better built and more substantial, and have a longer life and a lower maintenance cost than houses built a few years ago.



CONSTRUCTION DETAILS

This plan can be worked out equally well in frame or masonry. The architect has preferred to leave the construction details to the prospective owner.



"HOMES OF THE YEAR"—N-2
ALBERT E. OLSON, Architect
NEW YORK CITY

APPROXIMATE CONSTRUCTION COST, \$9,000.00

CAPE CODE COLONIAL

THIS low, rambling colonial house, of modified Cape Cod design, is complete on one floor, but should more rooms be desired, the second floor can be finished off. The living room is ideal with its exposure to the front and rear porch, which would overlook a garden. The service entrance at the garage doors is very convenient.

The bedrooms are in a separate portion of the house with ample privacy and cross ventilation.

CONSTRUCTION DETAILS

FOUNDATION—Poured concrete and concrete block.

EXTERIOR WALLS—Wood shingles on wood studs.

INTERIOR PARTITION—Plaster on rocklath.

WINDOWS—Double-hung wood.

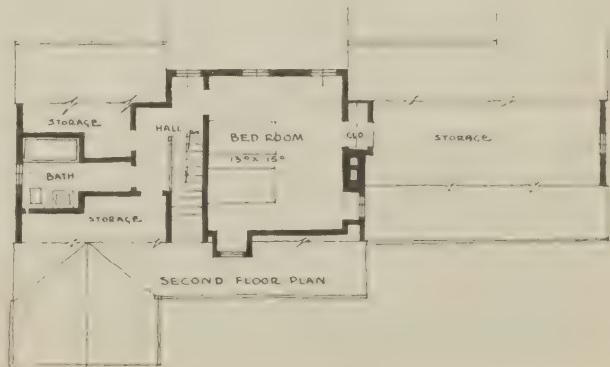
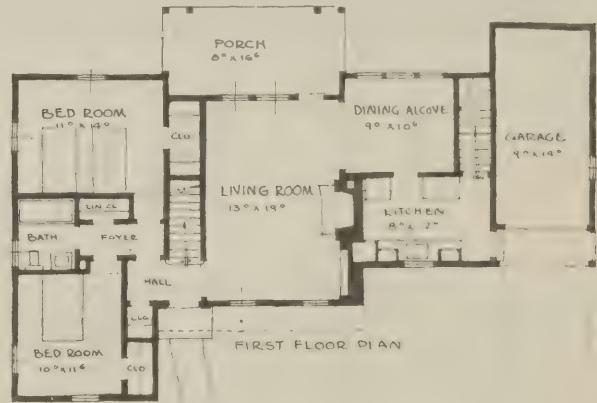
PLUMBING—White enamel cast iron fixtures. Brass piping.

FLOORS—Oak, linoleum in kitchen and bath.

ROOFING—Wood shingles.

WEATHERSTRIP—Metal.

KITCHEN EQUIPMENT—Gas stove and refrigerator.





"HOMES OF THE YEAR"—N-3
ALBERT E. OLSON, Architect
NEW YORK CITY

APPROXIMATE CONSTRUCTION COST, \$8,500.00

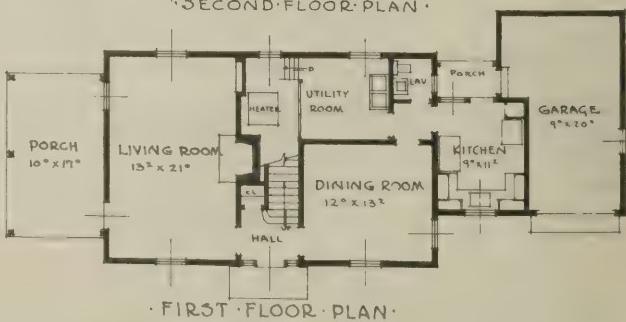
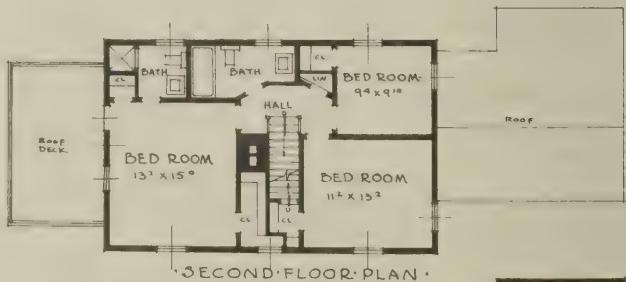
NEW ENGLAND COLONIAL

THIS conventional house differs from the ordinary in that there is no cellar. The utility room with its centrally located heating plant is also the laundry. Many steps are saved by having the laundry and other utilities on the first floor rather than in the cellar. The Kitchen commands a view of the front as well as the rear. The second floor is an added feature to make this house a pleasant one to live in.

The exterior with its vertical boarding on the second floor and the side lighted front door is typically New England and interesting.

CONSTRUCTION DETAILS

FOUNDATION—Poured concrete and concrete block.
EXTERIOR WALLS—Wood shingles and Vertical Boards.
INTERIOR PARTITION—Plaster on rocklath.
WINDOWS—Double-hung wood.
PLUMBING—White enamel cast iron fixtures. Brass piping.
FLOORS—Oak, linoleum in Kitchen and Bath.
ROOFING—Wood shingles.
WEATHERSTRIP—Metal.

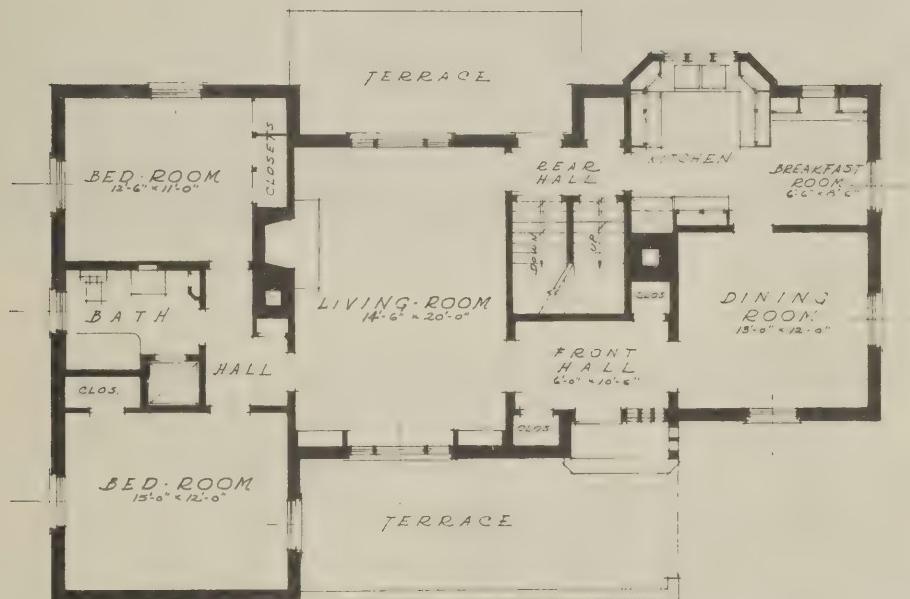


KITCHEN EQUIPMENT—Gas Stove and Refrigerator.



"HOMES OF THE YEAR"—D-4
DITCHY-PERRY-SIDNAM, Architects
DETROIT, MICHIGAN

APPROXIMATE CONSTRUCTION COST, \$12,000.00
(Not excavating for the basement under the bedroom section)



DESIGN FOR A WIDE LOT

THIS simple form of both plan and elevation offers an economical and attractive design in a semi-modern style. It is equally adaptable to a corner lot or a wide interior lot. The basement may be excavated under the bed room section and thus, together with the space under the Living Room, open up an exceptionally large recreation or play room.

A bed room and bath are provided on the second floor, same to be lighted by means of an inconspicuous dormer on the rear elevation. The space is ample and the

design attractive. The stairway to this room opening off a convenient rear hall makes it an excellent arrangement for either an additional bed room or a maid's room.

CONSTRUCTION DETAILS

FOUNDATION—Cement block.

EXTERIOR WALLS—Brick veneer, hard burned common brick painted.

INTERIOR PARTITIONS—Stud walls, rock lath and plaster.

WINDOWS—Non-stick type, double hung sash.

FLOORS—Oak floors, linoleum in kitchen and bath.

ROOFING—5 x 16" cedar shingles, stained.



"HOMES OF THE YEAR"—D-5
DITCHY-PERRY-SIDNAM, Architects
DETROIT, MICHIGAN

APPROXIMATE CONSTRUCTION COST, \$7,000.00

A SOUND PLAN, ADMIRABLY EXECUTED

A CONSERVATIVE DESIGN, yet modern in every respect, this house possesses much charm and personality. Details have been carefully studied and the whole design shows skill in achieving simplicity and good taste. The dining room, living room and terrace have garden exposure to the rear, the bedroom wing lending privacy to the terrace. The well-arranged floor plan reduces waste space to the minimum, and simple structural lines make for economical construction. Cubage includes a full basement. Cross-ventilation in every room. Ample closet space and attic for storage.

CONSTRUCTION DETAILS

FOUNDATION—Cement block.

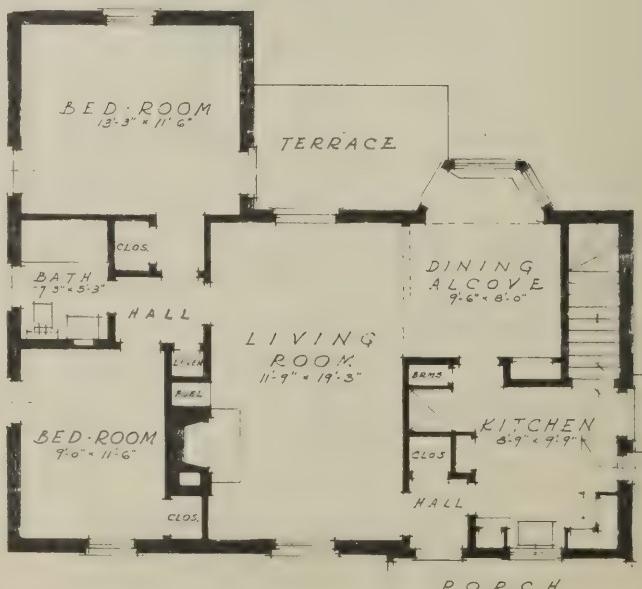
EXTERIOR WALLS—Reclaimed brick veneer.

INTERIOR PARTITIONS—Stud walls, rock lath and plaster.

WINDOWS—Non-stick type, double hung sash.

FLOORS—Oak floors, linoleum in kitchen and bath.

ROOFING—5x16" cedar shingles.





HOMES OF THE YEAR—H—E
A. RAYMOND ELLIS *Architect.*
HARTFORD, CONN.

APPROXIMATE CONSTRUCTION COST, \$8,500

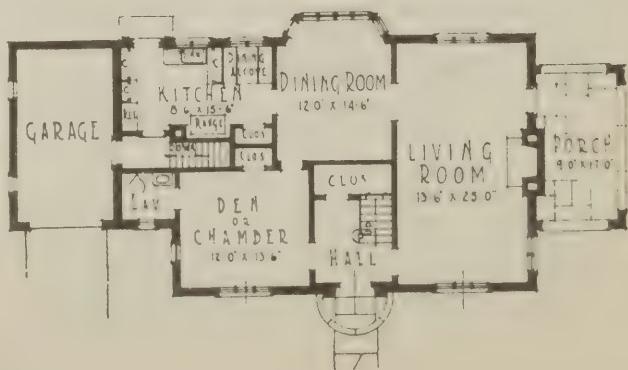
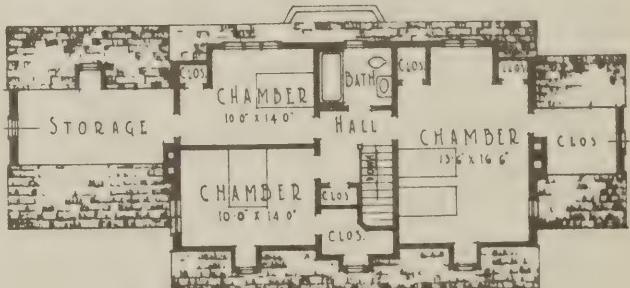
A BRITTANY COTTAGE

THIS house has a frontage of 64' and a depth of 27'6" and contains 34,200 cubic feet. It is remarkably flexible both in the use of materials and the adaptability of its plan. It is only a story and a half high and of such a simple design that it is easy to build and maintain. It will cost \$8,500 to build with a cellar and heating plant.

This house may be constructed of brick, local stone, wood or stucco and is appropriate for almost any site.

It is easy to build and to maintain.

The main portion of the house may be built first and garage and open porch added later. The second story may be left unfinished if desired.





HOMES OF THE YEAR—H—A
A. RAYMOND ELLIS Architect
HARTFORD, CONN.

APPROXIMATE CONSTRUCTION COST, \$7,500

TWO STORY COLONIAL HOUSE

THE design of this house embodies several important features:

The exterior has dignity that marks it as the home of people of refinement and taste. It has a distinctive quality.

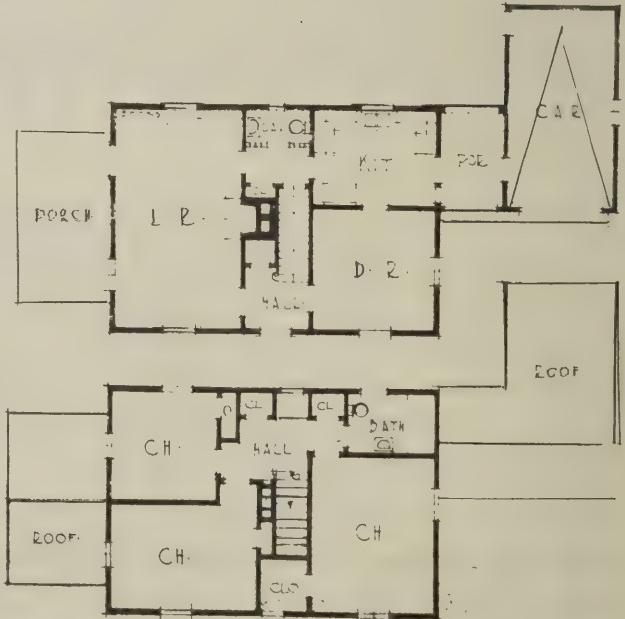
It has an extended front that gives the appearance of being a larger house than it is.

The entrance to the rear porch is partly screened by a picket fence and a light standard.

By slightly arranging the kitchen an alternate plan is offered showing a small room that can be used as a den and the addition of a maid's room off the kitchen which can be obtained at a very small expense.

The second floor contains three splendid chambers with good closets and cross ventilation. The front closet may be turned into a private bathroom if desired; and I can provide an alternate plan for three chambers, a dressing room, and two baths.

The house is of frame construction with the exterior clapboarded and painted barn red or colonial buff with white trim.



CONSTRUCTION DETAILS

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM—Cypress.

FLOORING—Clear plain red oak, linoleum in kitchen.

TILE—Full glazed tile bath and kitchen drainboard.

ELECTRICAL—Underwriters approved material throughout.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

PLUMBING—Standard fixtures.

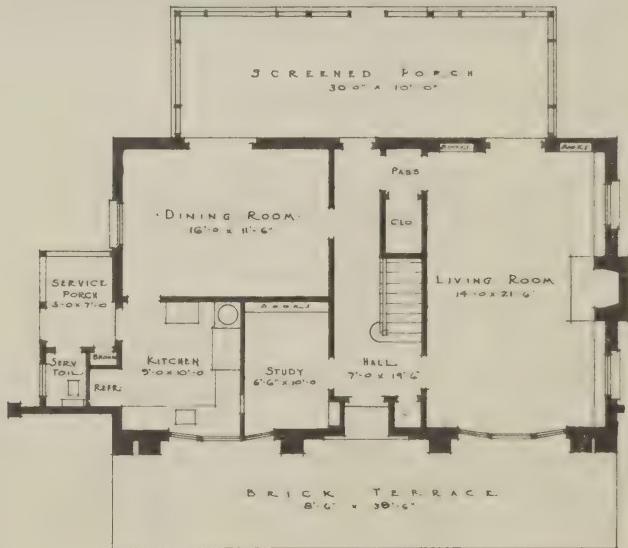
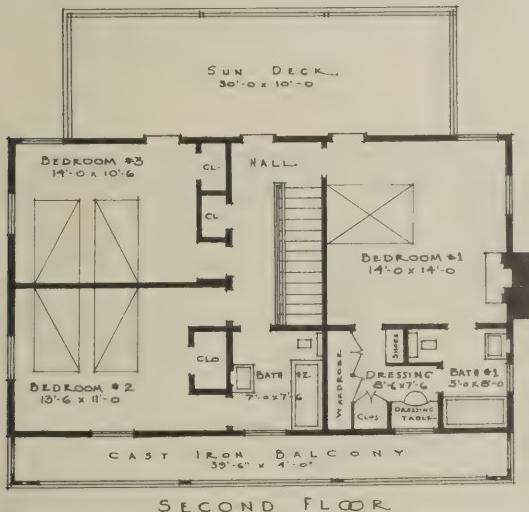
FOUNDATION—Reinforced concrete.

EXTERIOR WALLS—Frame, furred lath and plastered inside.



"HOMES OF THE YEAR"—M-2
HARRY INGE JOHNSTONE, *Architect*
MOBILE, ALABAMA

APPROXIMATE CONSTRUCTION COST,
24,000 CUBIC FEET @ 39½C PER CUBIC FOOT



FOR MODERN COASTAL LIVING

THE manner in which this compactly planned house meets the demands of a warm coastal climate are reflected in its outside character. Built on a concrete slab directly on the ground, the house is both cool in summer and warm in winter, while the wide front terrace and cast iron balcony, and the ample screen porch and sun deck on the garden side are an invitation to the advantages of outdoor living in a southern climate.

OUTSTANDING CONSTRUCTION DETAILS

1. First floor—concrete slab on ground.
 2. Brick veneer first floor, frame above.
 3. Cantilevered cast iron balcony.
- WINDOWS—Casement Type.
ELECTRIC WIRING—Approved Code.
PLUMBING—Approved Code.
KITCHEN EQUIPMENT—Gas Stove and Refrigerator.
ROOF—Shingle.



"HOMES OF THE YEAR"—N-1
RANDOLPH EVANS, *Architect*
NEW YORK CITY

APPROXIMATE CONSTRUCTION COST, \$7,500.00

NEW ENGLAND COLONIAL

THIS house has been designed upon the typical and well-liked center hall plan. All the rooms are convenient to each other and have ample light and cross ventilation. The fireplace in the living room is so placed as to allow for easy furnishing of the room.

The dining room bay and the overhanging gable over it, along with the small windows on the second floor lend considerable charm to an otherwise simple design.

CONSTRUCTION DETAILS

FOUNDATION—Poured concrete.

EXTERIOR WALLS—Wood shingles on Wood Studs.

INTERIOR PARTITION—Plaster on rocklath.

WINDOWS—Double hung wood.

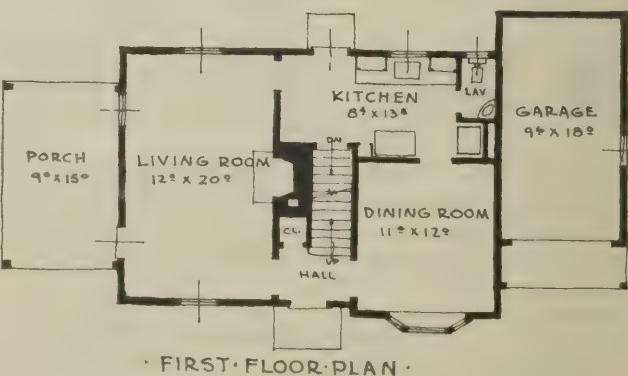
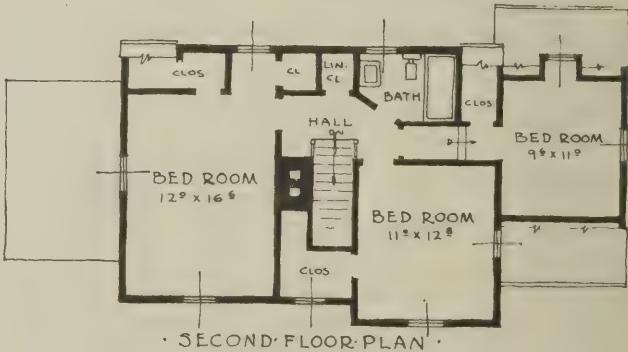
PLUMBING—White enamel cast iron fixtures. Brass piping.

FLOORS—Oak, linoleum in Kitchen and Bath.

ROOFING—Wood shingles.

WEATHERSTRIP—Metal.

KITCHEN EQUIPMENT—Gas Stove and Refrigerator.





"HOMES OF THE YEAR"—D-6
DITCHY-PERRY-SIDNAM, Architects
DETROIT, MICHIGAN

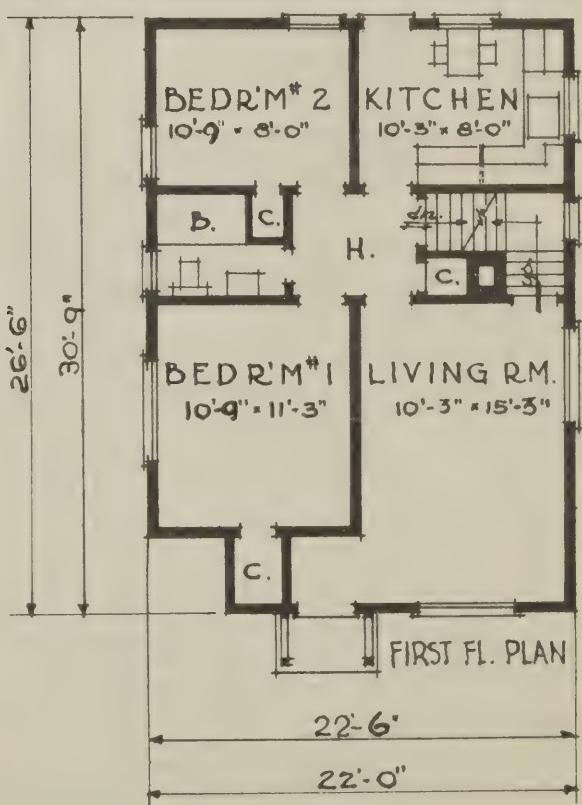
A SMALL HOUSE FOR A SMALL LOT

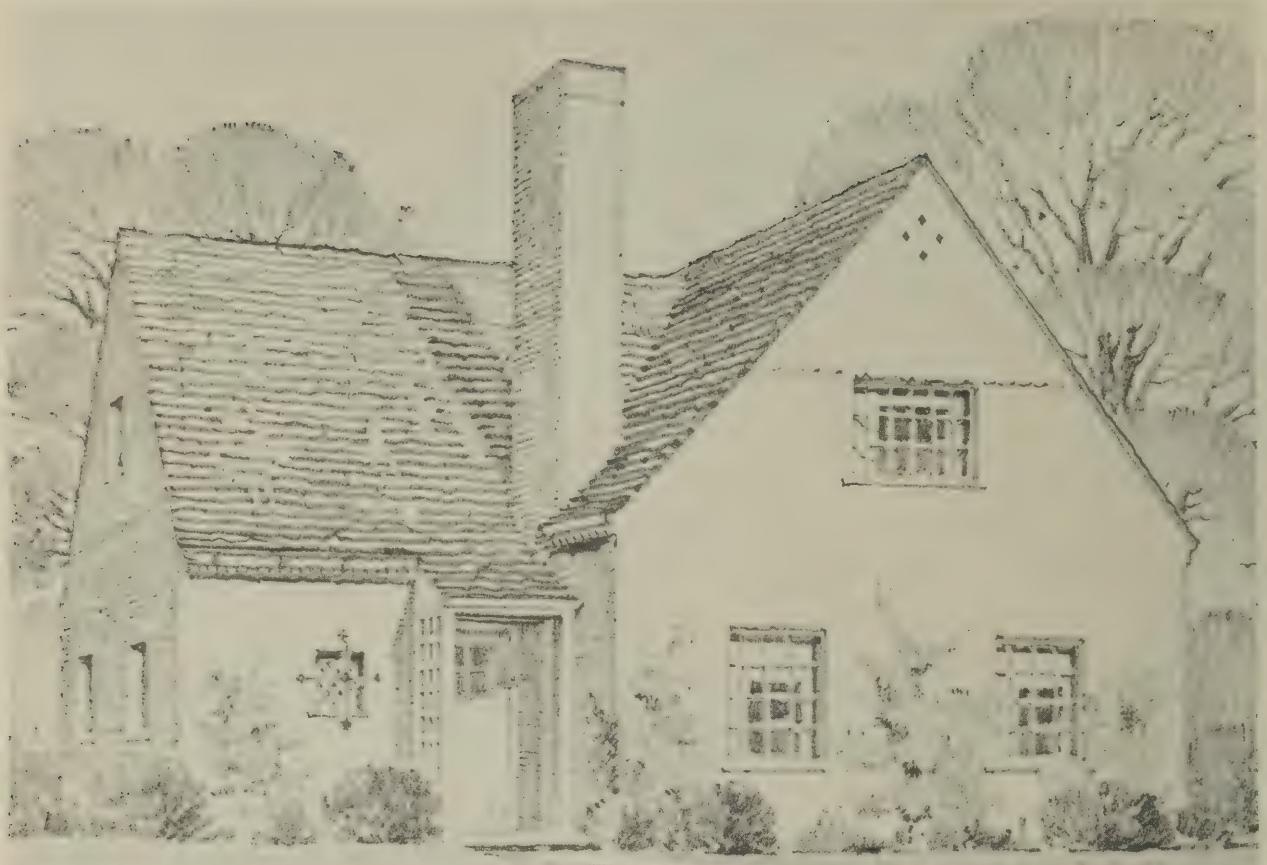
SUITABLE for a 35-foot lot with room at the side for a drive, this house can be finished in either frame or cement block. Dominant features are low construction cost and unusual storage space for a house so small. In addition to the ordinary quota of closets, there is a full attic and ample room for storage in the basement. The living room is of practical size, neither too large nor too small, for a house where economy is of prime importance. Circulation is good—all rooms open on a square, central hall. Cross-ventilation in every room.

CONSTRUCTION DETAILS

FOUNDATION—Cement block.
EXTERIOR WALLS—2x4 with 8" beveled siding.
INTERIOR PARTITIONS—Stud walls, rock lath and plaster.
WINDOWS—Non-stick type, double hung sash.
FLOORS—Oak floors, linoleum in kitchen and bath.
ROOFING—5x16" cedar shingles.

APPROXIMATE CONSTRUCTION COST, \$4,500.00





"HOMES OF THE YEAR"—D-7
DITCHY-PERRY-SIDNAM, *Architects*
DETROIT, MICHIGAN

APPROXIMATE CONSTRUCTION COST, \$8,500.00

SIMPLE ENGLISH STYLE IN A SIX ROOM HOUSE

THE ENGLISH COTTAGE style of architecture was used as a basis for this design, although it really has much of the American in its make-up. In exterior appearance the combination of brick walls and gable end of vertical siding affords a pleasing variation in texture without added expense. If the family is small the two upper bedrooms can be left unfinished until a later date, the downstairs toilet being enlarged to hold a shower or tub. Layout is arranged so that bedrooms and baths may be reached from the kitchen without passing through the living or dining rooms.

CONSTRUCTION DETAILS

FOUNDATION—Cement block walls.

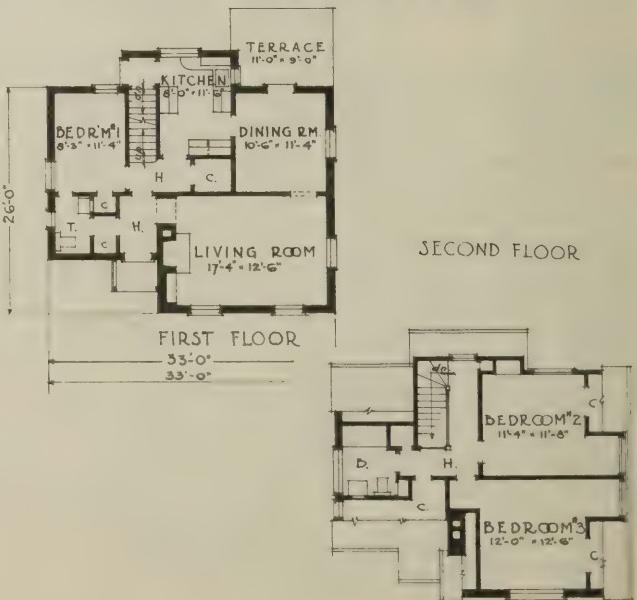
EXTERIOR WALLS—Common brick, painted.

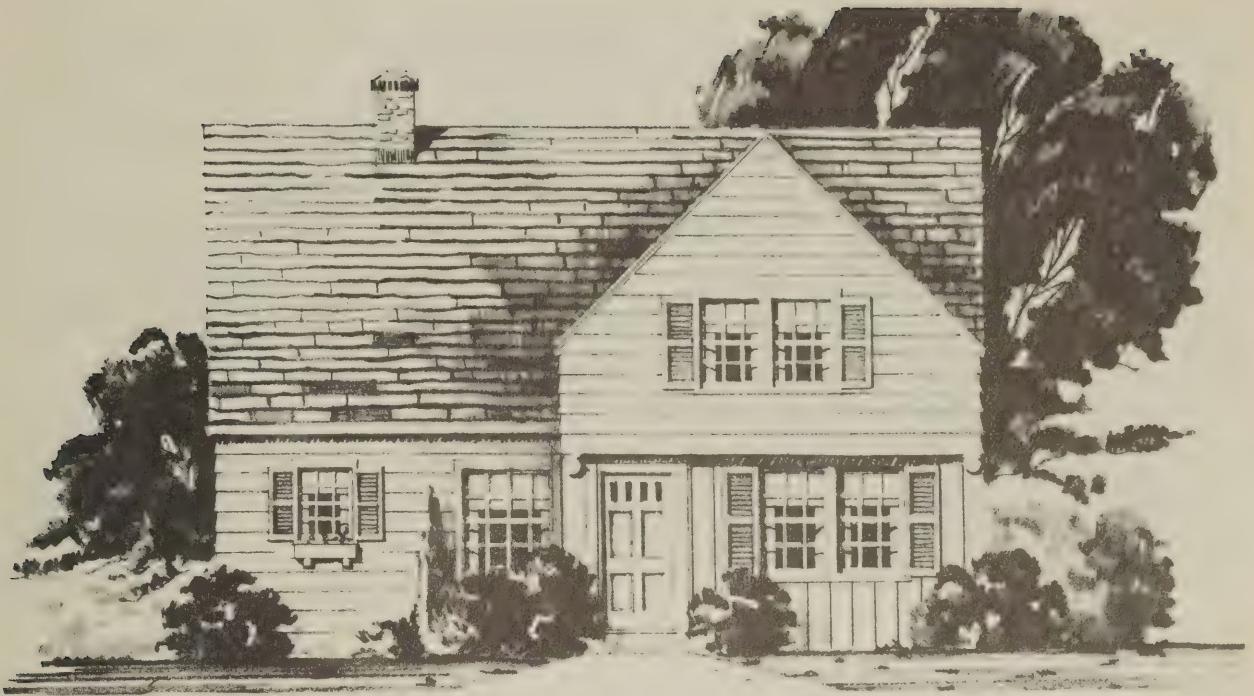
INTERIOR PARTITIONS—Stud walls, rock lath and plaster.

WINDOWS—Steel casement windows.

FLOORS—Oak floors, linoleum in kitchen and bath.

ROOFING—5x16" stained cedar shingles.



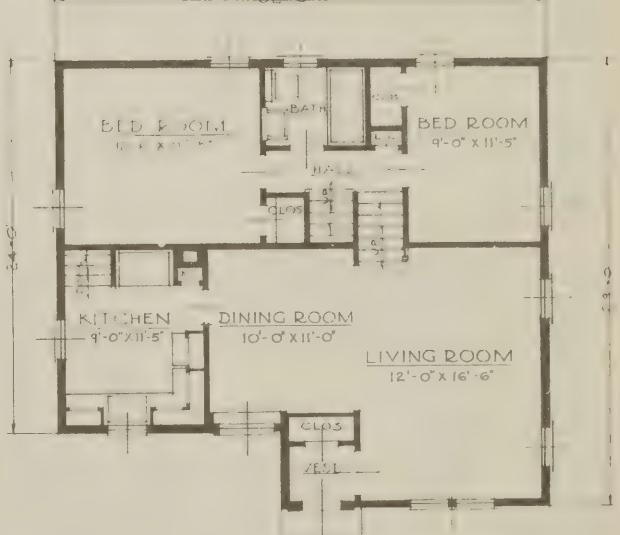


HOMES OF THE YEAR, L-1-7

CUBAGE 14.700 CU. FT.

THE TALISMAN

MANY will no doubt be attracted by the unusual arrangement of this plan. By placing the kitchen in the front of the house, the designer was then able to have the bedrooms separated from the rest of the house to insure privacy. Generous closet space and cross ventilation add to the already pleasing house.



FIRST FLOOR PLAN

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

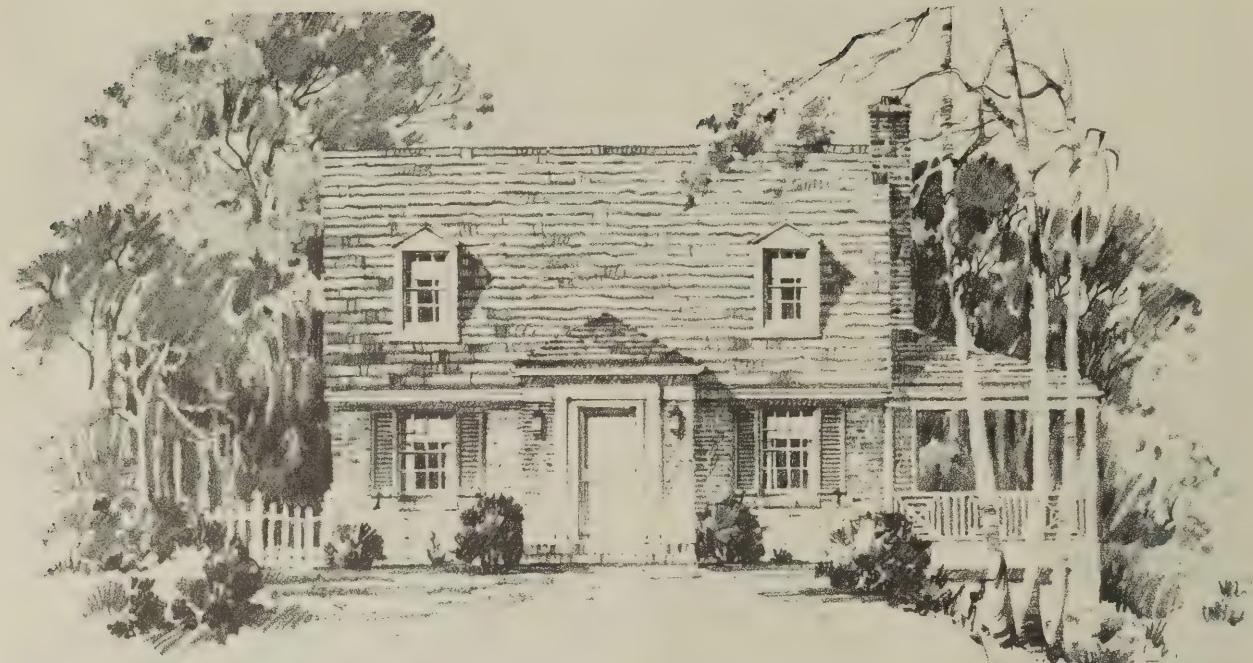
TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

COPYRIGHT—1940

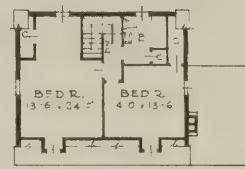


HOMES OF THE YEAR, H—4—5

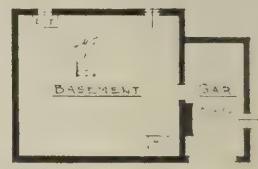
CUBAGE 19,725 CU. FT.

THE BERKSHIRE

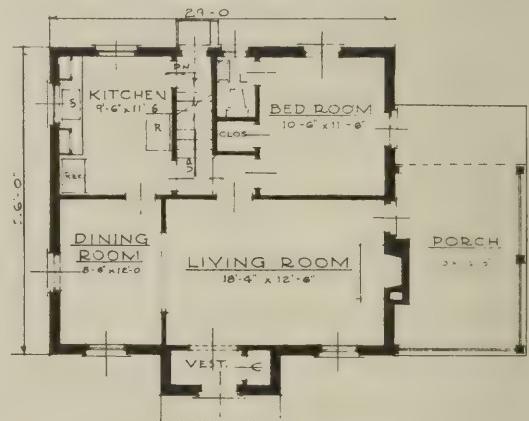
SERVING as a fine example of a well designed, two-story home, the Bershire has combined every necessary convenience that a plan of this type should have. The garage entrance located under the porch, a full basement, an extra bedroom on the first floor, and a special dining area are three features that emphasize how skillfully this design was planned.



2nd FLOOR PLAN



BASEMENT PLAN



FIRST FLOOR PLAN

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

FOOT NOTE—To estimate construction costs: multiply the cubage by .30-.35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

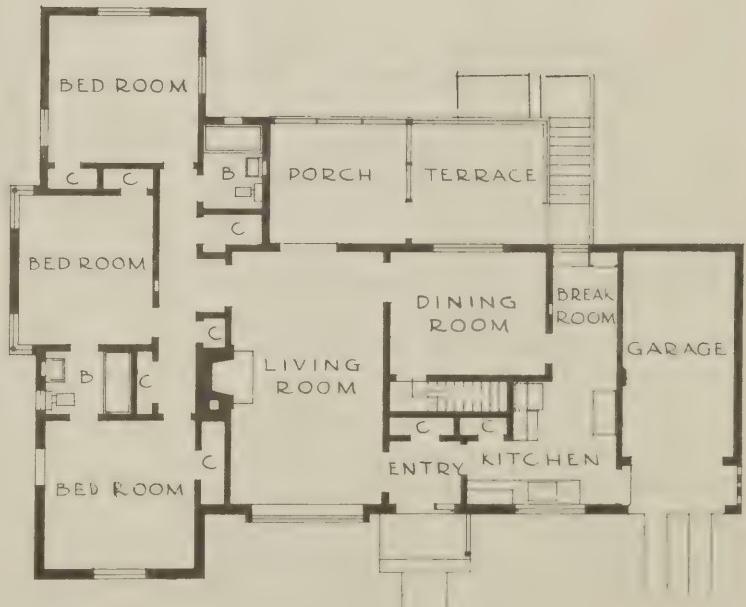


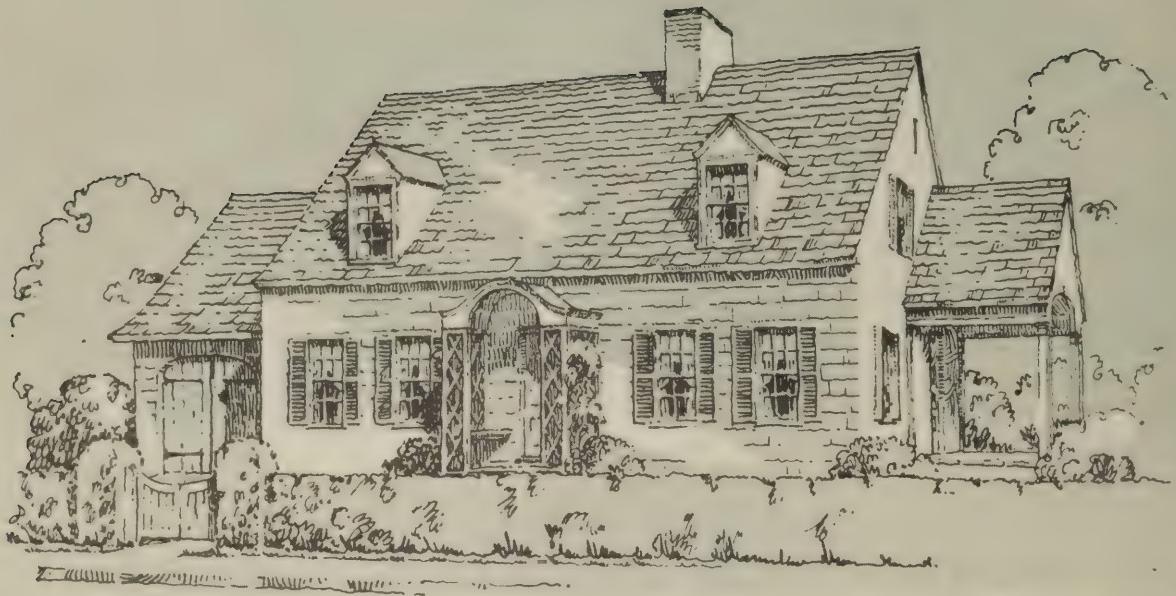
HOMES OF THE YEAR—A—9
W. MONTGOMERY ANDERSON *Architect*
RICHARD LEON AECK
ATLANTA, GA.

APPROXIMATE CONSTRUCTION COST, \$9,000

SIMPLIFIED MODERN HOUSE

THIS modern brick veneer house is noteworthy for its simplicity and low treatment of the exterior with large windows in every room. The garage doors are recessed behind the service porch making a more attractive front elevation. The circulation from the garage to kitchen to living room and bed rooms is good. A play room and maid's room are provided in the basement. The construction is brick foundation walls, brick veneer on wood frame construction, asbestos shingle roof. The windows are steel casement. The cost is approximately \$9000.00





HOMES OF THE YEAR—H—D
A. RAYMOND ELLIS *Architect.*
HARTFORD, CONN.

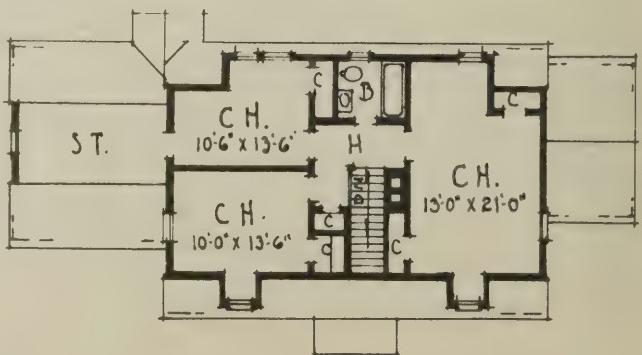
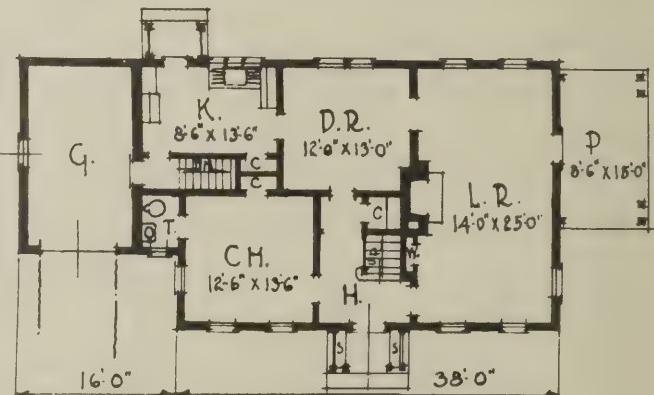
APPROXIMATE CONSTRUCTION COST, \$7,500

THE PERFECT SMALL HOUSE

IT has been said that "You pay for a home whether you own it or not."

This is a very popular house and an easy house to build. It has a total frontage of 62'6" and a depth of 26' and contains 31,800 cubic feet. It is estimated to cost \$7,500 with cellar and heating plant. It is a frame construction with the exterior shingles painted white with green blinds. The interior rooms are finished with plastered walls and ceilings and the Colonial woodwork painted.

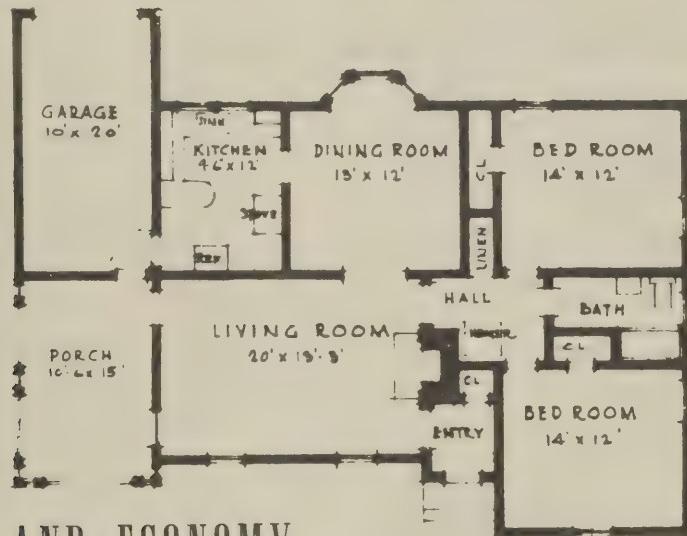
The front dormers, latticed doorway, side porch [convertible into a sun parlor], and attached garage of this modern Cape Cod Cottage are features which may be omitted and added later. In addition to the rear porch entrance to the kitchen is a small passageway connecting the kitchen with the garage and giving access to a cellar stairway. A maid's room and bath can be obtained over the garage with a rear staircase to it from the kitchen.





"HOMES OF THE YEAR"—B-6
HENRY SPROTT LONG, Architect
BIRMINGHAM, ALABAMA

APPROXIMATE CONSTRUCTION COST, \$5,000.00



SIMPLICITY AND ECONOMY

THIS HOUSE was designed for a speculative contractor and is to be built in a small town in South Alabama. While it is designed for brick veneer, it would look as well finished with siding or wood shingles outside.

The builder plans to eliminate the basement heating plan and to use space heaters in more or less central hall, with the option of another type heat if the buyer's budget permits.

CONSTRUCTION DETAILS

FOOTINGS—Concrete.

FOUNDATION WALLS—Brick.

WALLS—Wood studs, sheathed, with brick veneer outside and inside Gypsum plaster board.

FLOORS—Oak, with linoleum in bath and kitchen.

PLUMBING—Usual first grade fixtures, steel piping.

KITCHEN EQUIPMENT—Gas stove and refrigerator.

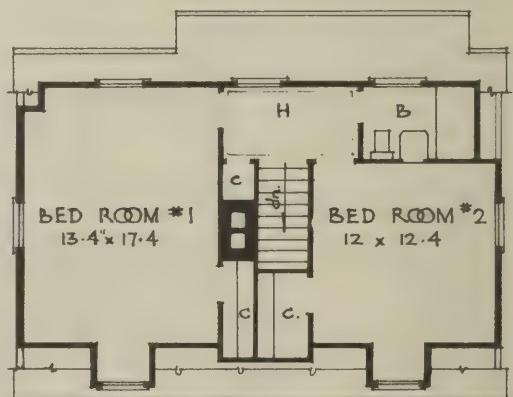
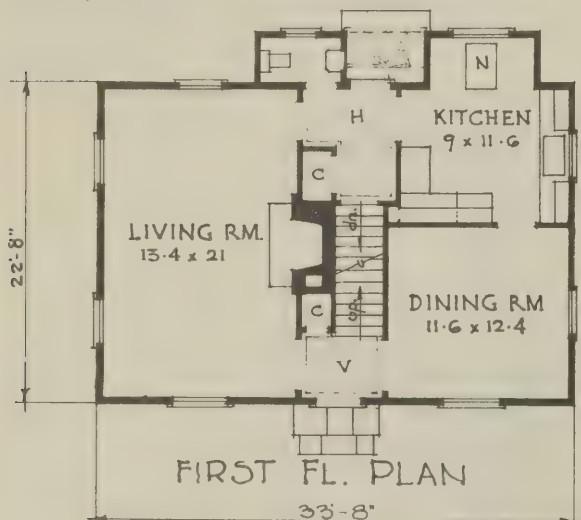
HEATING—Gravity space heaters.

WIRING—Flexible cable.



"HOMES OF THE YEAR"—D-1
EARL W. PELLERIN, *Architect*
DETROIT, MICHIGAN

APPROXIMATE CONSTRUCTION COST, \$7,500.00



CAPE COD WITH DISTINCTION

ALTHOUGH reminiscent of the charming cottages of Cape Cod towns, this attractive dwelling has its own touches of originality. The fine Colonial doorway, the low rooflines and wide, low-slung, shuttered windows contribute to its air of homelike comfort. Shown in brick veneer finish, this house would look equally well in frame with wide siding, painted white. The plan has been so contrived as to achieve large rooms with cross ventilation in a small area. To conserve space for rooms the halls are minimum size. Porch may be

added at rear or side. Breakfast nook and first floor laboratory are assets.

CONSTRUCTION DETAILS

FOUNDATION—Cement Block.

EXTERIOR WALLS—Hard burned common brick veneer.

INTERIOR PARTITIONS—Stud walls, rock lath and plaster.

WINDOWS—Non-stick type, double hung sash.

FLOORS—Oak floors, linoleum in kitchen and bath.

ROOFING—5 x 16" stained cedar shingles.

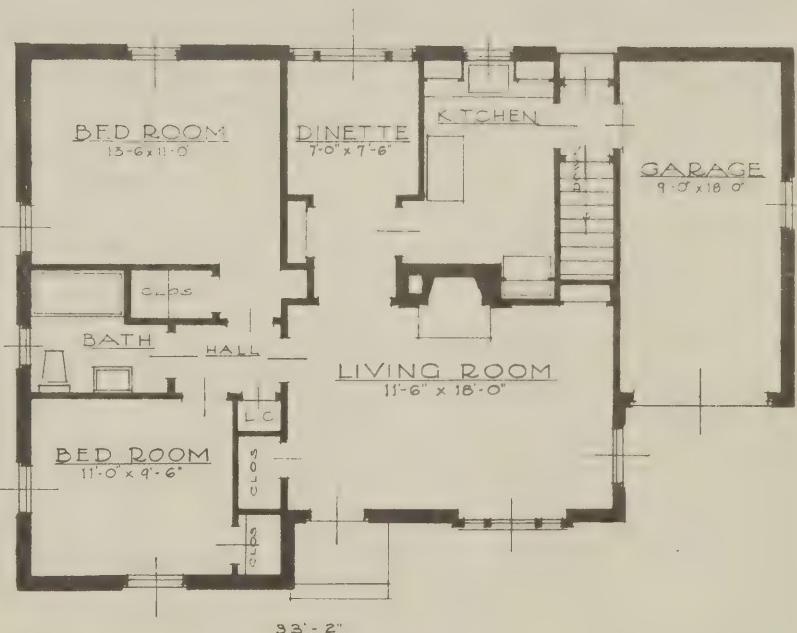


HOMES OF THE YEAR, L, 7-2

CUBAGE 14,200 CU. FT.

THE WINDSOR

TODAY'S trend toward simplicity in residential architecture is shown in this house which offers the maximum of comfort and convenience, at a reasonable cost. A separate dining area with windows forming one wall, cross ventilation in the bedrooms and a large fireplace in the living room help make The Windsor one of the outstanding designs produced by the Certified Homes Bureau.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

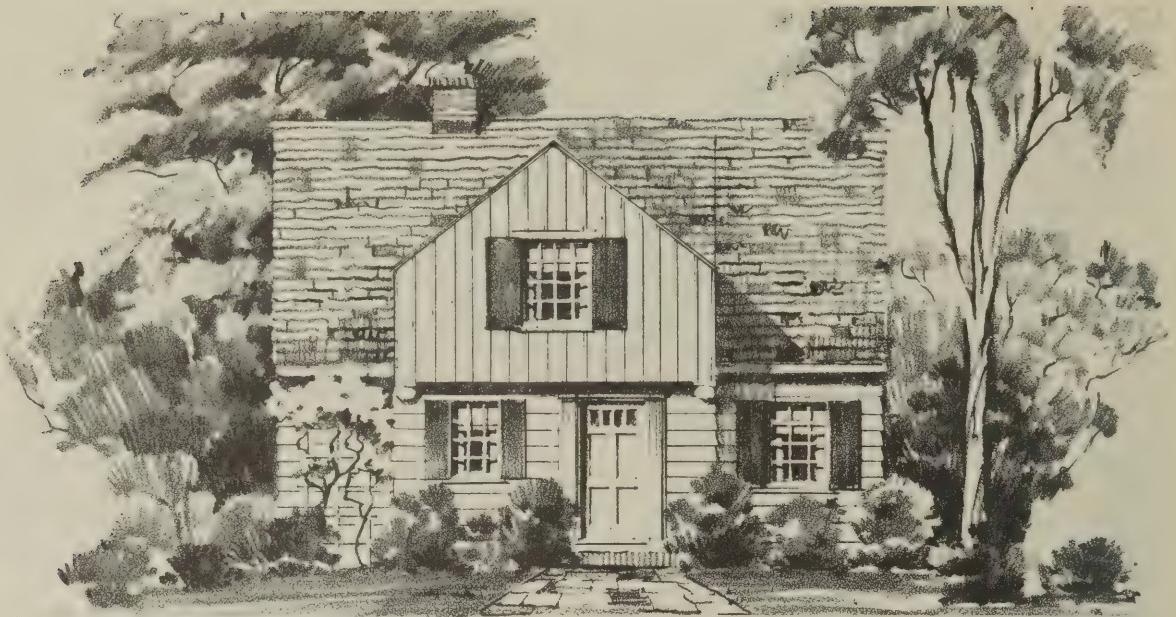
TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.

COPYRIGHT—1940

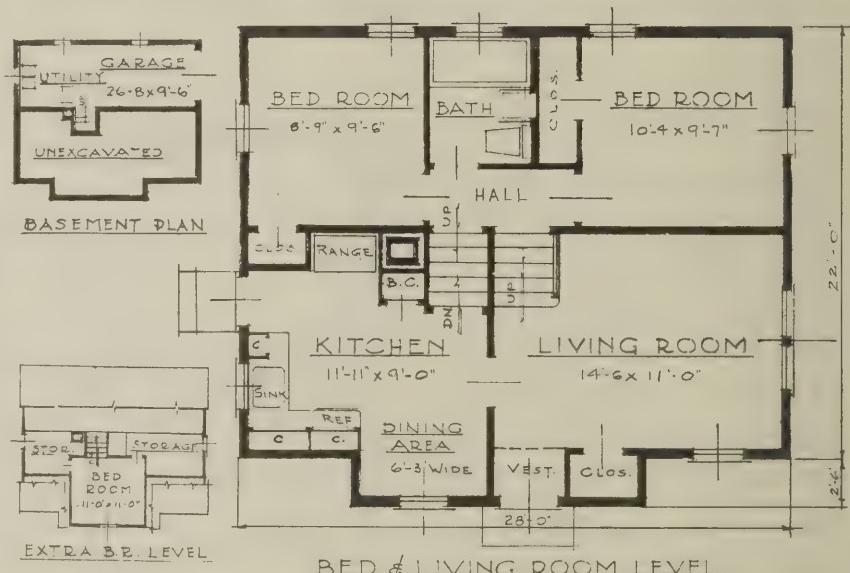


HOMES OF THE YEAR, L, 1-16

CUBAGE 11, 720 CU. FT.

THE DREXEL

WHAT could be more thrilling than to have this moderately priced house supply all the luxury of a more pretentious dwelling. Providing a space for dining in connection with the kitchen is ideal for a small home, and the area a dining room would take up is allotted to the living room. The same efficiency of design is used throughout the plan.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

INTERIOR PARTITIONS—Stud walls, rock lath, smooth gypsum plaster.

FRAMING LUMBER—Trade and grade marked long leaf yellow pine.

TRIM AND CABINETS—Cypress and poplar.

ROOFING—Asbestos shingles.

FOOT NOTE—To estimate construction costs: multiply the cubage by 30-35 cents per cube. You are urged to consult a reputable local builder or material dealer for an authoritative contract price.

TILE—Full glazed tile bath and kitchen drainboard.

PAINTING—Three coats oil paint on exterior and interior wood and metal work.

ELECTRICAL—Underwriters approved material throughout.

PLUMBING—Standard fixtures.



"HOMES OF THE YEAR"—D-8
EARL W. PELLERIN, *Architect*
DETROIT, MICHIGAN

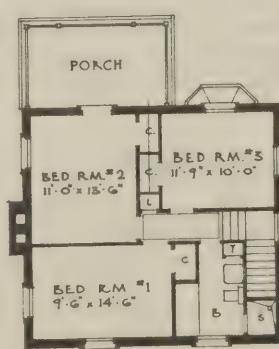
APPROXIMATE CONSTRUCTION COST, \$7,500.00

FIVE ROOM, TWO STORY, COLONIAL HOUSE

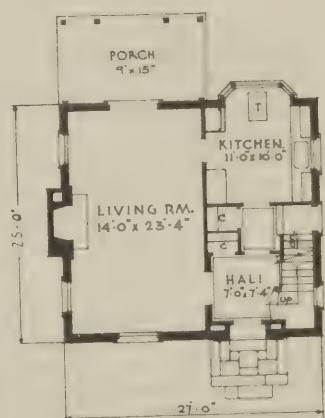
SUITED to a narrow lot, the space in this dignified Colonial home is well arranged. The large living room may also be used for dining, although dining space is provided in a pleasant bay window in the kitchen. Light and ventilation are good throughout, there being two exposures in every room. The larger of the rear bedrooms opens onto the upper deck of the porch. Ample closet space has been provided on both first and second floors. The bath is equipped with separate shower and tub.

CONSTRUCTION DETAILS

FOUNDATION—Cement block.
EXTERIOR WALLS—Brick veneer, common brick painted.
INTERIOR PARTITIONS—Stud walls, rock lath and plaster.
WINDOWS—Non-stick type, double hung sash.
FLOORS—Oak floors, linoleum in kitchen and bath.
ROOFING—5x16" stained cedar shingles.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



"HOMES OF THE YEAR"—M-1
HARRY INCE JOHNSTONE, *Architect*
MOBILE, ALABAMA

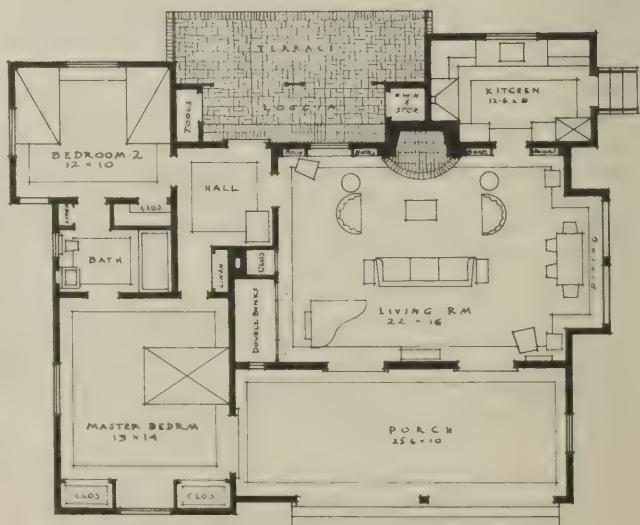
APPROXIMATE CONSTRUCTION COST,
16,950 CUBIC FEET @ 30c PER CUBIC FOOT

DOG RIVER COTTAGE

THIS little house, planned for a small family, faces a wide bend of the river across a shady lawn to the south, while the north, or main entrance side, opens toward the river road. The manner in which this condition was met is obvious in the entrance hall, and in the cross ventilation and wide exposure of the living room to the south and east, which take maximum advantage of the view and the river breeze. A particular feature—the built-in bunks for occasional guests, with portholes toward the water.

CONSTRUCTION DETAILS

Frame construction with shiplap siding.
INTERIOR—Panelled with shiplap siding painted.
WINDOWS—Casement type.
ELECTRICAL WIRING—Approved Code.
PLUMBING—Approved Code.
EXTERIOR WALLS—Redwood or Southern Cypress.
ROOF—Asbestos Shingles.
KITCHEN EQUIPMENT—Gas Stove and Refrigerator.





"HOMES OF THE YEAR"—B-2
HUGH A. STUBBINS, JR., Architect

APPROXIMATE CONSTRUCTION COST \$5,850.00

HOUSE FOR THE SOUTH

THIS house is designed for convenience, flexibility and pleasant living. The best exposure and view is assumed to be on the South and East.

The Bed Rooms are private and can be reached without traversing the Living or Dining Rooms. The Living Room can at once be 35' long or divided into three sections: Dining Room at one end, Living Room proper in the center, and a study or occasional Guest Room at the other end, which has access to the bath.

The Porch is screened and can be easily reached from the Kitchen for semi-outdoor meals.

The Garage is an open shelter with covered breeze-way to the front door.

Forced ventilation by means of an exhaust fan in the chimney assures plenty of fresh, circulating air throughout the entire house.

The view above is taken from the garden looking at the South facade of the house.

CONSTRUCTION DETAILS

FOUNDATION WALLS AND CHIMNEY—Brick.

BATH ROOM—Linoleum floor and masonite walls.

ROOF—Asphalt shingles.

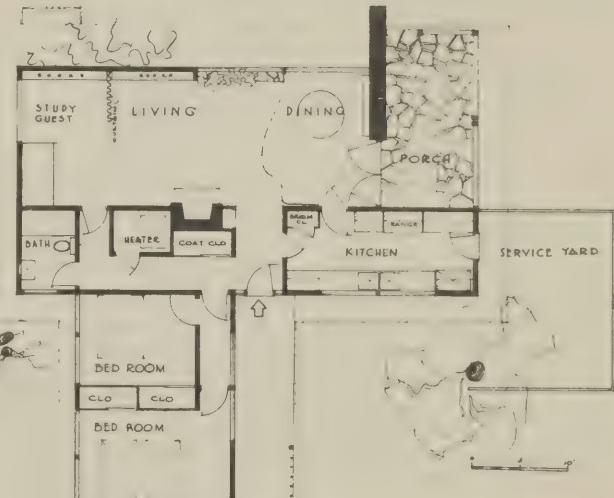
EXTERIOR WALLS—Redwood or Southern Cypress.

INTERIOR WALLS—Sheetrock, plaster or Homosote.

CEILINGS—Insulite tile—painted.

KITCHEN—Linoleum floor.

KITCHEN EQUIPMENT—Gas Stove and Refrigerator.



GARAGE

OTHER ROOMS—Oak floor.

Medicine Cabinet and Folding Ironing Board to be provided.

FINISH HARDWARE—Nickel chrome with a satin finish.

SCREENS, INCLUDING PORCH — Rustless galvanized wire.

ELECTRIC WIRING—To follow approved codes.

HEATING—Forced Hot Air.



"HOMES OF THE YEAR"—B-3
HENRY SPROTT LONG, Architect,
BIRMINGHAM, ALABAMA

APPROXIMATE CONSTRUCTION COST, \$4,500.00

TWO BEDROOM COTTAGE

THIS COTTAGE, which was built for a private owner in a small town, typifies simplicity in design and construction.

From the small entry it is possible to go into almost any room in the house without entering any other room. All the rooms are ample in size, and all rooms except the kitchen have cross-ventilation.

The basement contains the heating plant and a small space for future laundry.

The attic is well ventilated and is floored over for storage space.

CONSTRUCTION DETAILS

FOOTINGS—Concrete.

FOUNDATION WALLS AND CHIMNEYS—Brick.

WALL CONSTRUCTION—Wood Studs, sheathing and siding outside; ceiled, felted, canvassed and papered inside.

FLOORS—Oak; linoleum in bath and kitchen.

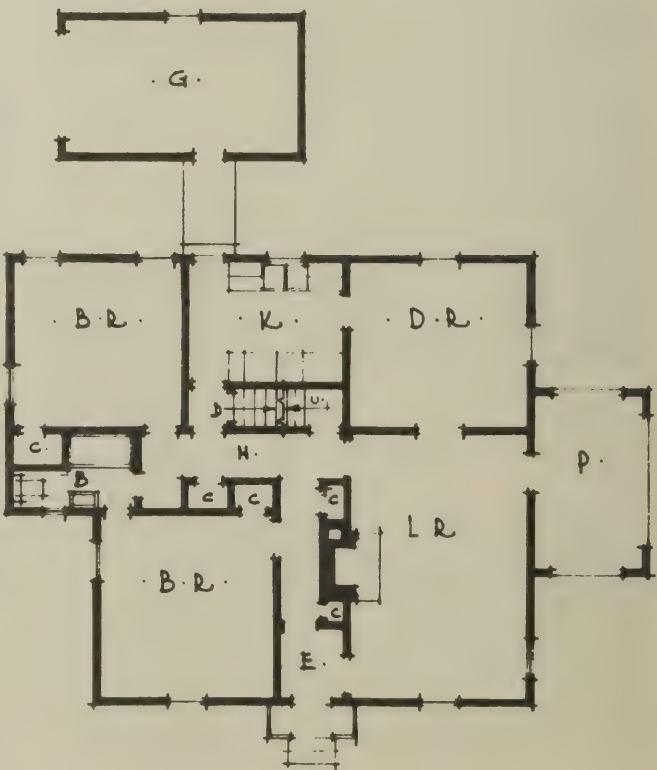
ROOF—Composition shingles.

PLUMBING FIXTURES—White enamel cast iron.

KITCHEN EQUIPMENT—Gas stove and refrigerator.

HEATING—Gravity hot air.

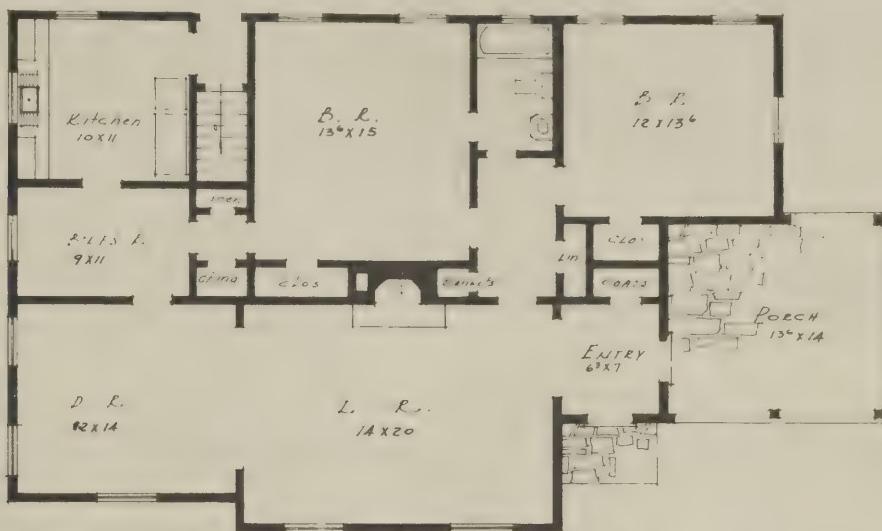
WIRING—Flexible cable.





"HOMES OF THE YEAR"—A-7
DAVID S. CUTTINO, JR., & ASSOCIATES, Architects
ATLANTA, GEORGIA

APPROXIMATE CONSTRUCTION COST, \$6,000.00



CAPE COD ADAPTION

THIS Cape Cod adaption is designed principally for those who wish a two bed room house, with no desire for enlargement.

With this requirement, it becomes necessary to increase the size of the bed rooms and provision for a breakfast room, otherwise the entire size of the house could be reduced and built for approximately \$1,000.00 less.

In order to create an atmosphere of spaciousness, the living room, dining room and entry has been thrown together. The minimum hall is accomplished by eliminating a back hall or passage between the bed room and breakfast room, utilizing what space is available for a china cabinet and linen closet.

In order to keep the cost at a minimum the lines of the house have been simplified. There are no valleys to be flashed and no dormers.

The basement provides for the necessary furnace room and fuel room, with an exterior opening.

Basement floor and walls up to grade line, concrete;

foundation walls, brick to floor level; superstructure, weather boarding 8 inch exposed; roof 210 lb. asphalt shingles; windows, wood, double hung; entry, living room and dining room floors, clear oak; other rooms, except bath room, red oak; bath room, tile floor and base; interior walls plastered three coats on rock lath; trim, pine; plaster walls painted three coats, as well as trim; exterior painted three coats; porch floor either concrete or flagstone.

CONSTRUCTION DETAILS

FRAMING—"Dry Framing," West Lumber Co.

PAINTS—The R. F. Johnston Paint Co.

ROCK LATH AND PLASTER—U. S. Gypsum Co.

INSULATION—"Celotex."

ROOFING—U. S. Gypsum Roofing Products.

INTERIOR TRIM—"Kiln-Dried," West Lumber Co.

HARDWARE—Lockwood Hardware Mfg. Co.

FOUNDATION—Cement, Lone Star Cement Corporation.

LIME PRODUCTS—Cheney Lime & Cement Company.

WOOD PRESERVATIVE—"Celcure."

FACE BRICK—Plainville Brick Co.

FLOORING—Selected Oak.

PLUMBING—Approved Code.

KITCHEN EQUIPMENT—Gas Stove and Refrigerator.



"HOMES OF THE YEAR"—B-1
MILLER, MARTIN & LEWIS, Architects
BIRMINGHAM, ALABAMA

APPROXIMATE CONSTRUCTION COST, \$4,000.00

INFORMAL COTTAGE

IS intended to combine the essential comforts in compact, well balanced space, and to include the little extra touches—such as the Living Room bay flanked by recessed book-cases, which gives an individuality not usually associated with small houses of this class.

Other features are the screened porch; the Entry with coat closet; other ample closets; modern kitchen, and bed rooms arranged for generous furniture spacing. Cross ventilation is featured throughout for Southern climate.

CONSTRUCTION DETAILS

FOUNDATION, WALLS AND CHIMNEY—Brick.

BATH ROOM—Tiled floor and hardboard wainscot.

ROOF—Asphalt shingles.

EXTERIOR WALLS—Covered with cedar shingles.

INTERIOR WALLS—Plastered and papered or painted.

Interior trim enameled: Exterior shingles stained: Exterior trim painted.

Kitchen floor of linoleum: other rooms to have oak floors.

Medicine cabinet and folding ironing board to be provided.

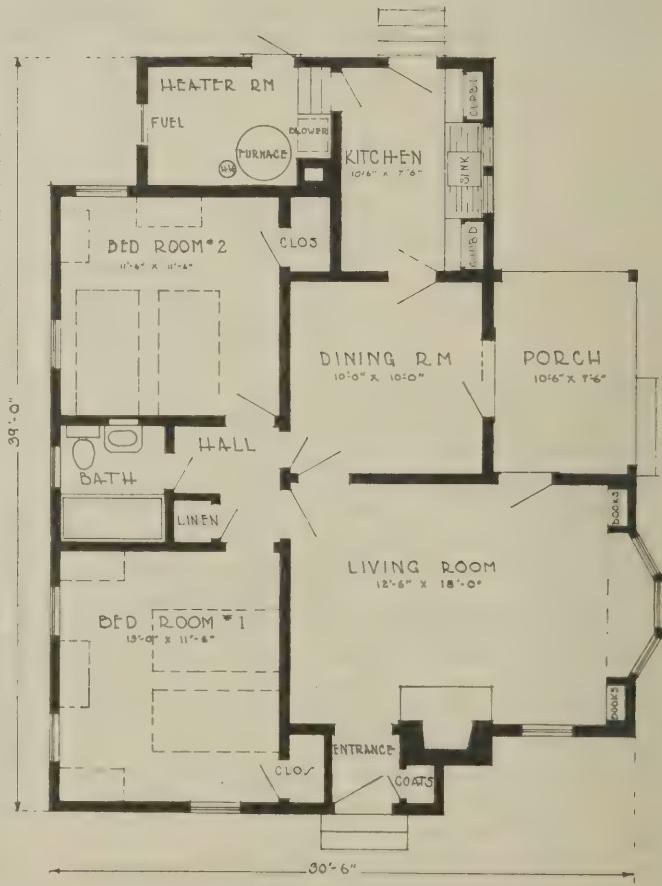
FINISH HARDWARE—Polished brass.

SCREENS—Including screened porch of rustless galvanized wire.

HEATING—Forced hot air.

ELECTRIC WIRING AND PLUMBING—Approved codes.

One car frame garage is included in estimate.



Construction costs vary as much as 25%, depending on locality and specifications.



"HOMES OF THE YEAR"—A-5

DAVID S. CUTTINO, JR., & ASSOCIATES, Architects
ATLANTA, GEORGIA

APPROXIMATE CONSTRUCTION COST, \$6,000.00

CAPE COD COTTAGE

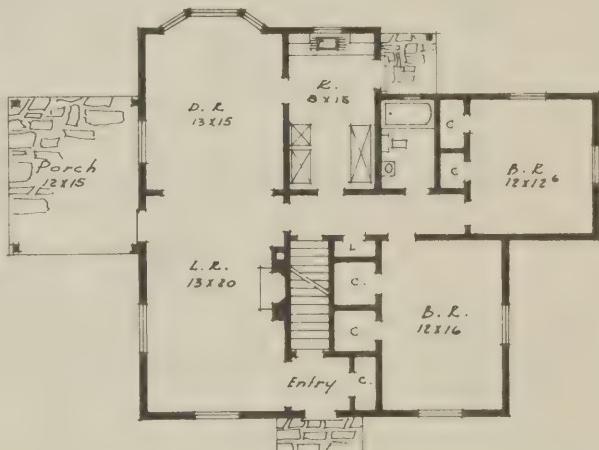
THIS home, which is in the low cost bracket, is designed primarily for a small family, with provision for additional rooms on the second floor.

Inasmuch as the living will be confined to the first floor for a number of years, provisions have been made for an unusual number of closets, serving both bedrooms.

Other than the compactness of the plan, another advantage is that every room in the house, with the exception of the bath, is a corner room, and by employing the use of single windows in practically every room the maximum amount of wall space is available for furnishings.

The kitchen is so located as to provide adequate circulation, inasmuch as each room in the house can be reached from a small hall without going through another room. The side porch, which may be screened, can also serve as a dining porch in the hot summer months, since the door is located close to the dining room.

Roof, asphalt shingles, 210 lb. weight; central heating system may be gas fired or coal fired, warm air or steam, according to the desire of the occupant, and the amount of money to be invested.



CONSTRUCTION DETAILS

FRAMING—"Dry Framing," West Lumber Co.

PAINTS—The R. F. Johnston Paint Co.

ROCK LATH AND PLASTER—U. S. Gypsum Co.

INSULATION—"Celotex."

ROOFING—U. S. Gypsum Roofing Products.

INTERIOR TRIM—"Kiln-Dried," West Lumber Co.

HARDWARE—Lockwood Hardware Mfg. Co.

FOUNDATION—Cement, Lone Star Cement Corporation.

LIME PRODUCTS—Cheney Lime & Cement Company.

WOOD PRESERVATIVE—"Celcure."

FACE BRICK—Plainville Brick Co.

FLOORING—Selected Oak.

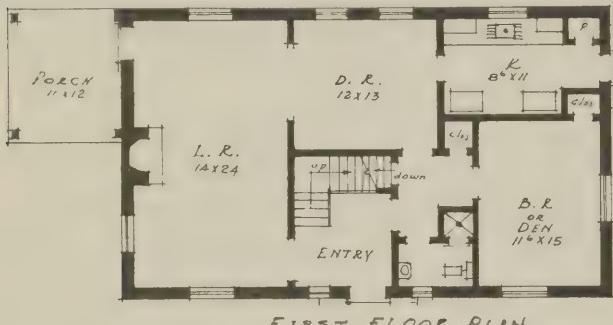
PLUMBING—Approved Code.

KITCHEN EQUIPMENT—Gas Stove and Refrigerator.

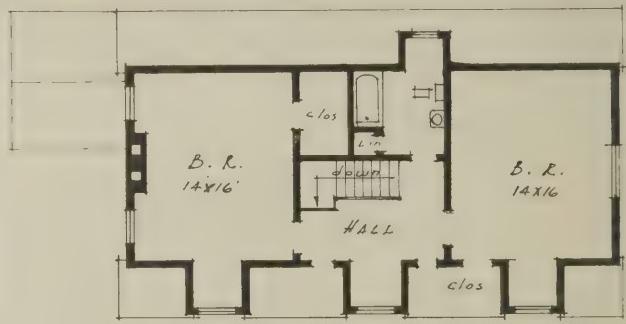


"HOMES OF THE YEAR"—A-6
DAVID S. CUTTINO, JR., & ASSOCIATES, Architects
ATLANTA, GEORGIA

APPROXIMATE CONSTRUCTION COST, \$6,500.00



FIRST FLOOR PLAN



SECOND FLOOR PLAN

THREE BEDROOM HOME

THIS house is designed primarily for the South, exclusive of tropical climates, utilizing the most economical material.

This plan is designed for compactness combined with flexibility, has the circulation of a much larger house, in that practically every room can be reached from the hall without passing through another room. On the first floor the lavatory is so arranged that it will serve as a Powder Room if the adjoining room is used as a den, or as a bath if the adjoining room is used as a bed room.

As the exterior will show, the lower half of the house is brick veneered with common brick painted white, or with used brick painted white. The second story being of weather boarding. Should this house be constructed in a mountainous section, the lower half could be of

natural stone veneer, which would blend very nicely with wood work above.

Basement consists of necessary furnace room, with fuel room connected, having outside entrance cast iron coal chute.

CONSTRUCTION DETAILS

FRAMING—"Dry Framing," West Lumber Co.

PAINTS—The R. F. Johnston Paint Co.

ROCK LATH AND PLASTER—U. S. Gypsum Co.

INSULATION—"Celotex."

ROOFING—U. S. Gypsum Roofing Products.

INTERIOR TRIM—"Kiln-Dried," West Lumber Co.

HARDWARE—Lockwood Hardware Mfg. Co.

FOUNDATION—Cement, Lone Star Cement Corporation.

LIME PRODUCTS—Cheney Lime & Cement Company.

WOOD PRESERVATIVE—"Celure."

FACE BRICK—Plainville Brick Co.

FLOORING—Selected Oak.

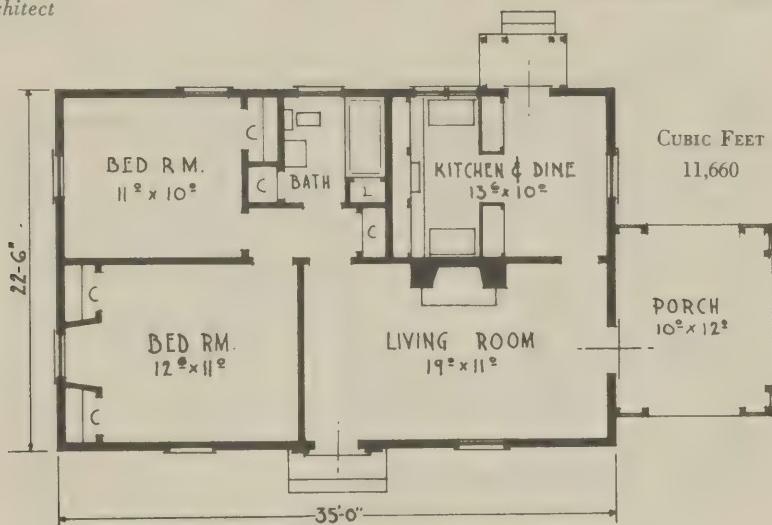
PLUMBING—Approved Code.

KITCHEN EQUIPMENT—Gas Stove and Refrigerator.



"HOMES OF THE YEAR"—A-3
MORELAND SMITH, Architect
ATLANTA, GEORGIA

APPROXIMATE CONSTRUCTION COST, \$3,400.00



FOUR ROOM COTTAGE

THE large proportion of usable floor space and the simplicity of the structure make this cottage economical both to build and to maintain. The arrangement of kitchen and dining space reflects good planning. Some might prefer to replace the hall closet with a door which would make all rooms directly accessible to the kitchen without passage through the living room and further aid circulation in that every room can be reached without passing through another. All rooms have two exposures, insuring good light and cross ventilation and there is an abundance of storage space. The open fireplace in the living room will appeal to many. Note the six closets. Cubage does not include a basement.

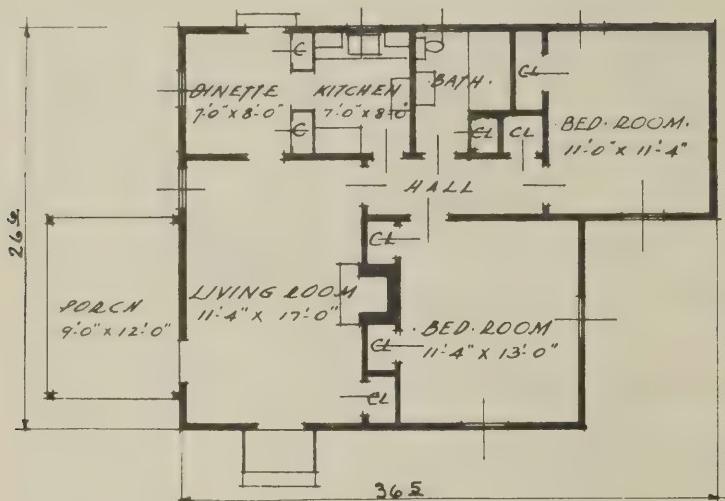
CONSTRUCTION DETAILS

- FRAMING—"Dry Framing," West Lumber Co.
- PAINTS—The R. F. Johnston Paint Co.
- ROCK LATH AND PLASTER—U. S. Gypsum Co.
- INSULATION—"Celotex."
- ROOFING—U. S. Gypsum Roofing Products.
- INTERIOR TRIM—"Kiln-Dried," West Lumber Co.
- HARDWARE—Lockwood Hardware Mfg. Co.
- FOUNDATION—Cement, Lone Star Cement Corporation.
- LIME PRODUCTS—Cheney Lime & Cement Company.
- WOOD PRESERVATIVE—"Celcure."
- FACE BRICK—Plainville Brick Co.
- FLOORING—Selected Oak.
- PLUMBING—Approved Code.
- KITCHEN EQUIPMENT—Gas Stove and Refrigerator.



"HOMES OF THE YEAR"—A-4
FRANCIS M. DAVES, Architect
ATLANTA, GEORGIA

APPROXIMATE CONSTRUCTION COST, \$3,750.00



	CUBIC FEET
House	11,940
Porch	540
Total	12,480

LOW COST COTTAGE

THE essence of the successful small house is informality, close relation to its surroundings, and proper scale. This example exhibits all three characteristics. Simple in plan, construction costs may be kept to a minimum without sacrifice of quality. Double exposure in each room assures excellent cross ventilation and light. Circulation is well plotted: a hall gives access to the kitchen from the bedrooms. The dinette, conveniently placed between kitchen and living room is a handy feature. The side porch, covered and trellised for shade and privacy, will add much to the joy of living. Adequate closet space is augmented by storage room in the attic. No basement has been planned.

CONSTRUCTION DETAILS

FRAMING—"Dry Framing," West Lumber Co.

PAINTS—The R. F. Johnston Paint Co.

ROCK LATH AND PLASTER—U. S. Gypsum Co.

INSULATION—"Celotex."

ROOFING—U. S. Gypsum Roofing Products.

INTERIOR TRIM—"Kiln-Dried," West Lumber Co.

HARDWARE—Lockwood Hardware Mfg. Co.

FOUNDATION—Cement, Lone Star Cement Corporation.

LIME PRODUCTS—Cheney Lime & Cement Company.

WOOD PRESERVATIVE—"Celcure."

FACE BRICK—Plainville Brick Co.

FLOORING—Selected Oak.

PLUMBING—Approved Code.

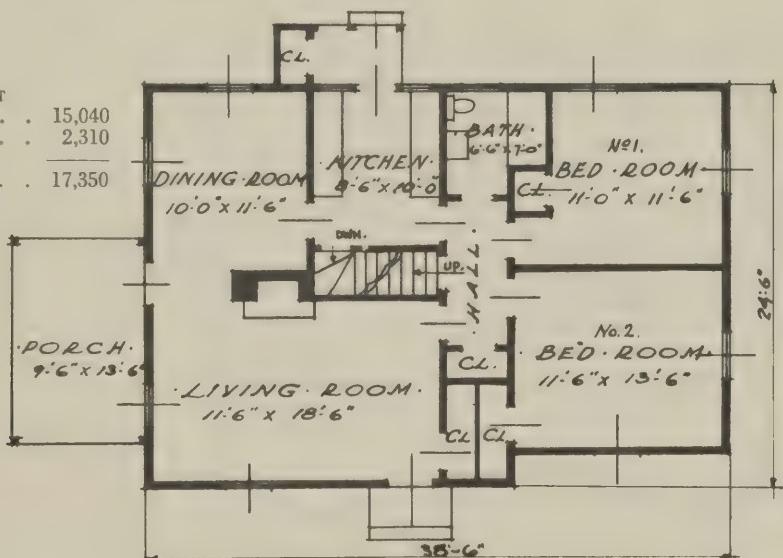
KITCHEN EQUIPMENT—Gas Stove and Refrigerator.



"HOMES OF THE YEAR"—A-2
FRANCIS M. DAVES, Architect
ATLANTA, GEORGIA

APPROXIMATE CONSTRUCTION COST, \$4,750.00

CUBIC FEET	
House	15,040
1/3 Basement	2,310
Total	17,350



EARLY AMERICAN HOUSE

THE CHIEF DEFECT of much small house design is its failure to achieve the proper scale, a result, possibly, of the persistent tendency to regard the small house as a large house compressed rather than a special problem with its own peculiar characteristics. This example has successfully solved the problem of scale by treating the details with appropriate simplicity. The result is an economically constructed house, with sizable, well planned rooms. Turned endwise, it will fit easily on a narrow lot. Good ventilation and adequate closet space. Plans call for a basement under kitchen, bath, and No. 1 bedroom.

CONSTRUCTION DETAILS

FRAMING—"Dry Framing," West Lumber Co.

PAINTS—The R. F. Johnston Paint Co.

ROCK LATH AND PLASTER—U. S. Gypsum Co.

INSULATION—"Celotex."

ROOFING—U. S. Gypsum Roofing Products.

INTERIOR TRIM—"Kiln-Dried," West Lumber Co.

HARDWARE—Lockwood Hardware Mig. Co.

FOUNDATION—Cement, Lone Star Cement Corporation.

LIME PRODUCTS—Cheney Lime & Cement Company.

WOOD PRESERVATIVE—"Celcure."

FACE BRICK—Plainville Brick Co.

FLOORING—Selected Oak.

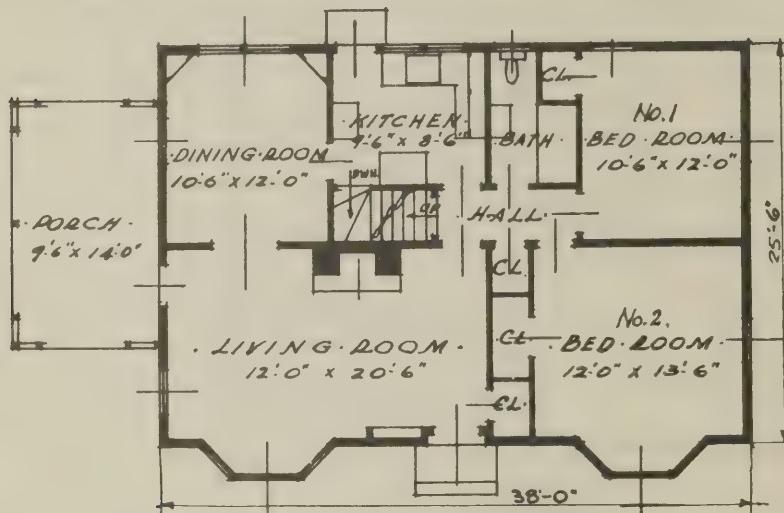
PLUMBING—Approved Code.

KITCHEN EQUIPMENT—Gas Stove and Refrigerator.



"HOMES OF THE YEAR"—A-1
MORELAND SMITH, Architect
ATLANTA, GEORGIA

APPROXIMATE CONSTRUCTION COST, \$4,750.00



CUBIC FEET	
House	15,230
Basement	1,870
Total	17,100

MODIFIED CAPE COD

CONSTRUCTION DETAILS

THE romantic quality of the exterior of this house does not extend to the plan which is a completely realistic solution of the problem. A pleasant aspect of the exterior is the bay windows flanking the simple doorway. The plan is particularly notable for its excellent use of space. Bedrooms are well related in size to the total space, and well insulated from any disturbance from the living quarters. Living, dining, and bedrooms are all cross ventilated. Provision has been made for a partial basement under kitchen, bath and bedroom number one.

FRAMING—"Dry Framing," West Lumber Co.

PAINTS—The R. F. Johnston Paint Co.

ROCK LATH AND PLASTER—U. S. Gypsum Co.

INSULATION—"Celotex."

ROOFING—U. S. Gypsum Roofing Products.

INTERIOR TRIM—"Kiln-Dried," West Lumber Co.

HARDWARE—Lockwood Hardware Mfg. Co.

FOUNDATION—Cement, Lone Star Cement Corporation.

LIME PRODUCTS—Cheney Lime & Cement Company.

WOOD PRESERVATIVE—"Celcure."

FACE BRICK—Plainville Brick Co.

FLOORING—Selected Oak.

PLUMBING—Approved Code.

KITCHEN EQUIPMENT—Gas Stove and Refrigerator.



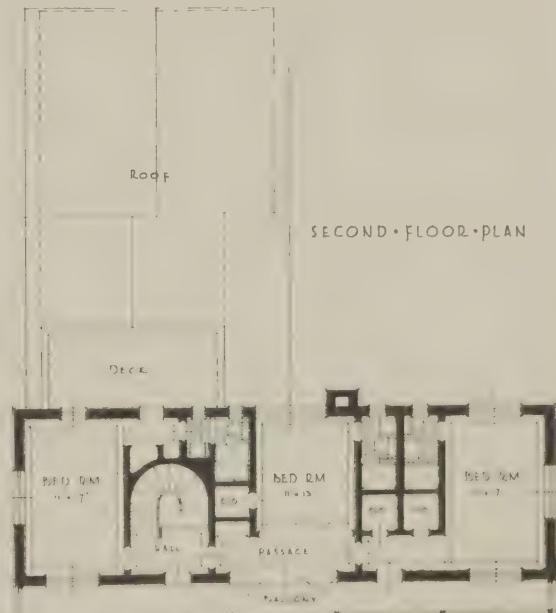
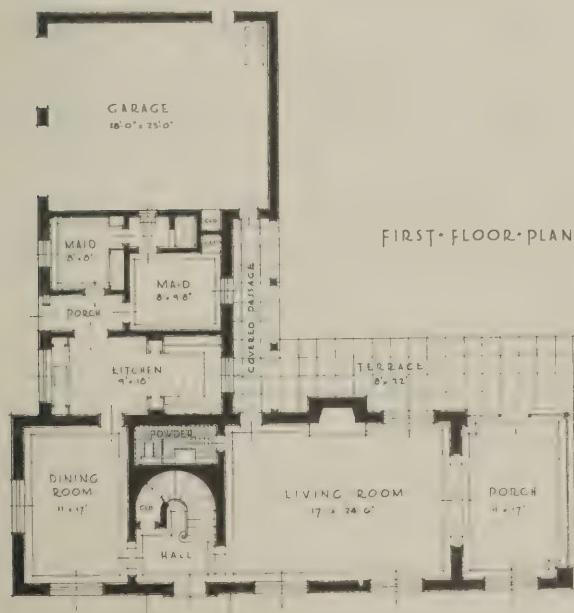
ROBERT L. WEED, *Architect*

CONSTRUCTION COST, INCLUDING ARCHITECT'S SERVICES, \$18,500

BERMUDA COLONIAL

THIS RESIDENCE exemplifies the natural beauty of the Bermuda-colonial architecture. An overhanging balcony extends across the entire face of the building, giving shelter and added comfort to the spacious bedrooms on the second floor. A semi-rustic appearance has been obtained on the wall surface below the balcony, by the use of red brick which has been partially whitewashed. Even with the rustic appearance, symmetry has been maintained in the fenestration of the building. Louvres are placed in the end bays of the balcony, giving added shelter and privacy for the two

master bedrooms. The entrance consists of a pair of louvred doors leading directly into the stair alcove which is opened to the living and dining rooms. Beyond the living room and at the end of the building is a large screened porch overlooking a beautifully planted garden. Cool, tropical colors are used throughout. The center bedroom is designed with folding louvred doors, so that, if desired, this room becomes a comfortable second floor living room. Ample servants' quarters and garage area are provided and the general appearance of this residence is all that one could wish for in a Bermuda-colonial type of house.



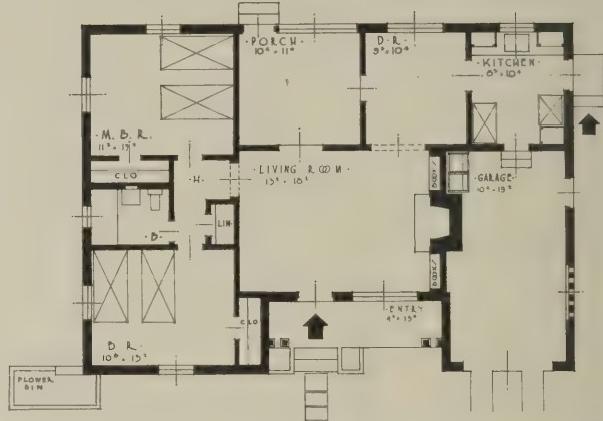


EARL WOLFE & ALEXANDER MARTIN, Architects
BABCOCK-LAMONT CO., Builders, MIAMI, FLORIDA

CONSTRUCTION COST, \$4,800

MODERNIZED COLONIAL

THIS RESIDENCE, built by BABCOCK-LAMONT CO., of MIAMI, FLORIDA, is of an Informal Modernized Colonial design. Its plan with bedrooms on the east and porch on the south will take full advantage of any lot facing north. Bookshelves flanking the fireplace provide a place for the family library. Large bedrooms take furniture well. The porch, opening on both the dining room and living room, adds to the openness of the plan and allows semi-outdoor meals. The garage, of course, has an inside entrance to the kitchen and provides adequate space for laundry trays. A fireplace heating unit provides warmth for chilly days and nights. This is a home that has the charm of informality



with a lightness of open design and fine detail combined with the ruggedness of natural materials.

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete.

EXTERIOR WALL—Concrete block and stucco. Materials furnished by Krebaum Building Material Co.

INTERIOR FRAMING—Grade marked lumber by Connell MacVicar, Inc.

STEEL SASH AND BRONZE SCREENS—By L. P. Ireland Co.

WINDOW FRAMES—Livesay Window Co.

TILE WORK—Southern Tile Co.

ROOFING—Dade County Roofing Co.

PAINTING—Sherwin-Williams Paints.

SOLAR WATER HEATER—Beutel Solar Heater Co.

VENETIAN BLINDS—Southern Venetian Blind Co.

WATERPROOFING—Cementine Products Co.

HARDWARE—Yale Hardware by Frank T. Budge Co.

OAK AND LINOLEUM FLOORS—Walton Flooring Co.

LIGHTING FIXTURES—Lightmakers, Inc.

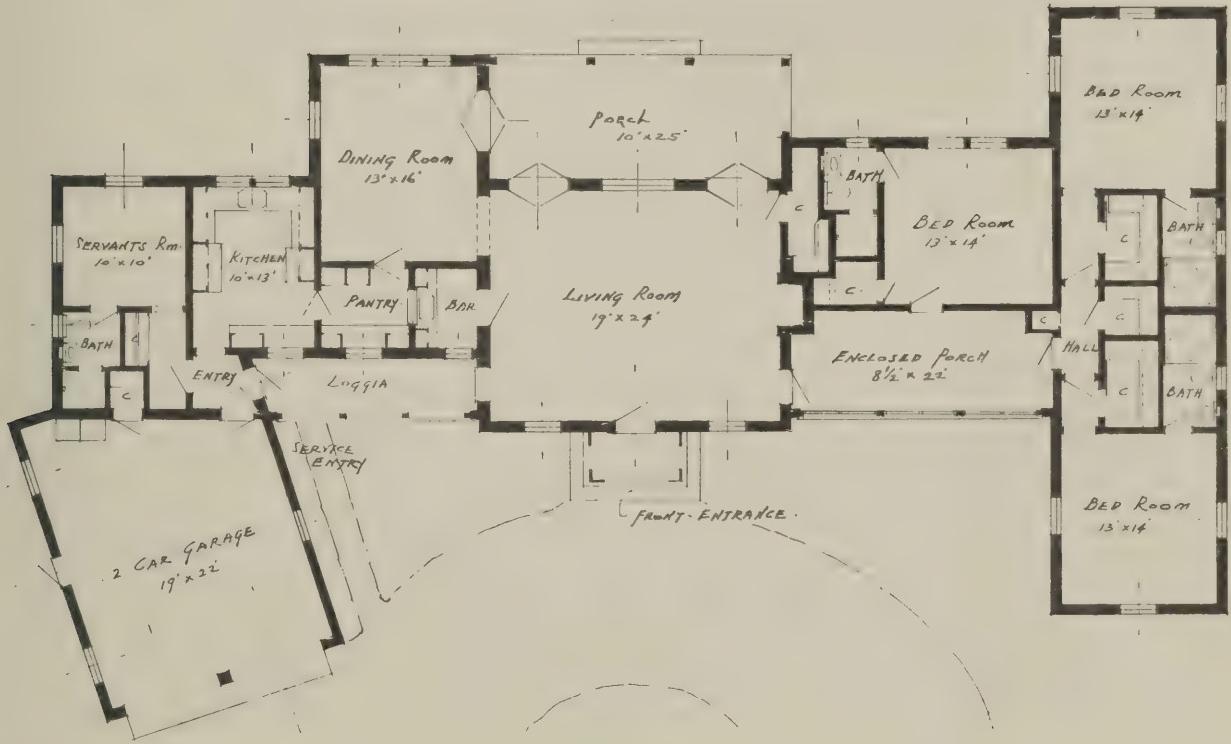
WOOD PRESERVATION—Celcure Wood Treating Corporation.



JOHN & COULTON SKINNER, Architects

CONSTRUCTION COST \$15,000

TROPICAL COLONIAL



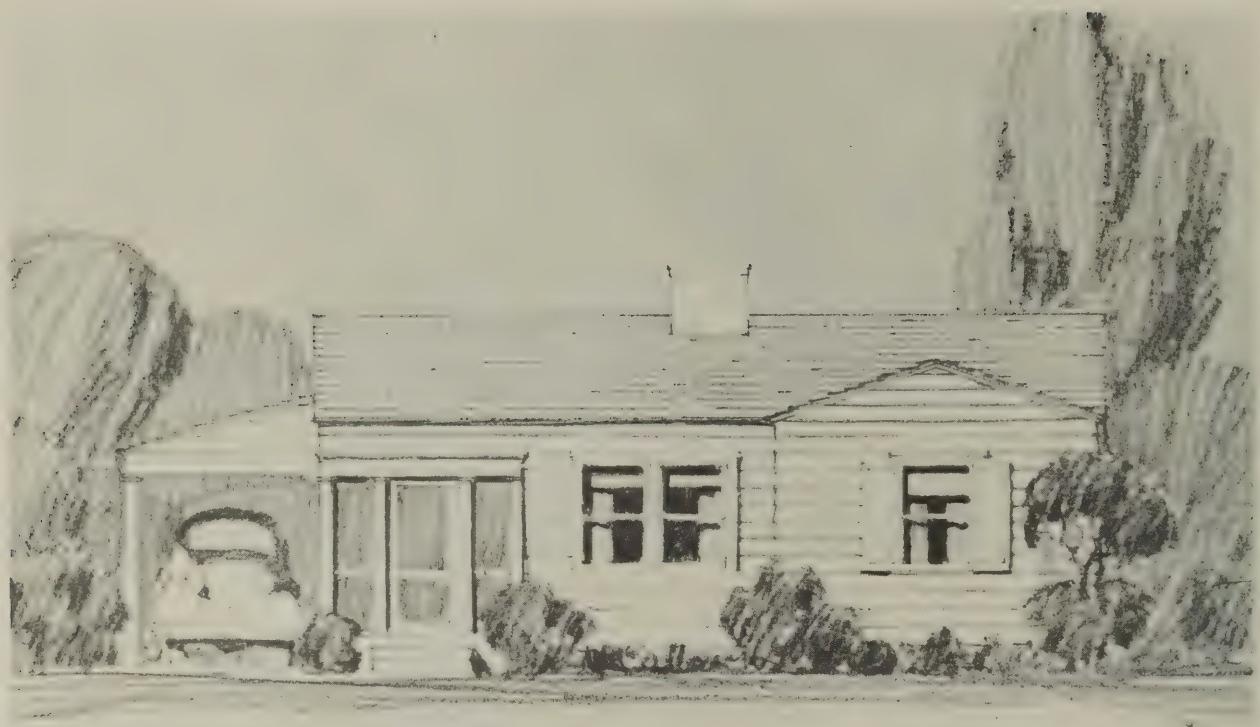
THIS is a one-story house of open type plan, one room thick, giving excellent cross-ventilation in all rooms. It comes under the classification of Tropical Colonial architecture.

The large sized enclosed porch features screened jalousies which are similar to Venetian blinds, but are built in and cannot be pulled up as Venetian blinds. They afford light and ventilation with privacy and comfort.

Unlike most Florida homes, all the interior walls are papered in character of colonial style.

All floors are finished in oak with the exception of the living room, baths, porches and loggia. The living room and baths are finished in tile and the porches and loggia in brick. All baths have colored tile and white fixtures. A white tile roof reflects the heat of the sun, thereby making for greater ease of handling.

Beautiful landscaping gives you the tropical atmosphere that exists so truly in southern Florida.

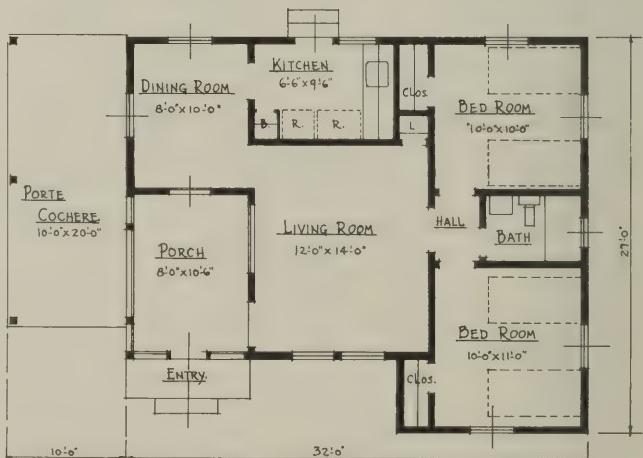


FLORIDA HOMES L 31

APPROXIMATE COST \$2,700

NEW ENGLAND COTTAGE

THIS house shows the maximum spaciousness possible in a small low-cost house. The bedroom wing has been projected at the front to add interest to the house. Care has been taken so that each room of the house can be furnished to advantage. It has a screened porch through which one enters the house, a living room, dining room, kitchen, linen closet, bath, and two bedrooms. This house is to be built of wood frame, finished on the outside with clapboard set eight inches to the weather.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete with Termite Shield.
FRAMING—Trade marked and graded lumber.
WINDOWS—Wood double hung.
INTERIOR FINISH—Sheetrock and plaster.

FLOORS—Oak strip floors and linoleum in kitchen.
PLUMBING—Standard Sanitary Manufacturing Co.
ROOFING—Wood red cedar shingles painted.
TILE WORK—Tile floor and wainscot in bath.

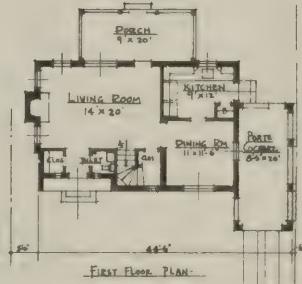
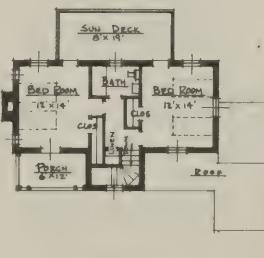


FLORIDA HOMES L 27

APPROXIMATE COST \$6,650

SOUTHERN COLONIAL

HERE is a fine example of a well-designed, two-story home as there is incorporated every necessary convenience that a home of this type should have. There is a small entrance hall with a lavatory at one side of the entrance door and a coat closet at the other. The remainder of the first floor is comprised of a living room, large screened porch, dining room, kitchen and porte cochere. The second floor includes stair hall, two bedrooms, bath, sundeck and covered porch. This house is primarily designed for a 50 foot lot where restrictions allow for placing of porte cochere on one of the side lines. The compactness and omission of all waste space produces this inexpensive two-story house. The exterior of the house is trimmed in old brick, wood railing of Colonial design around the covered porch, clapboard affect around the stair hall window is of run stucco.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete with termite shield.

EXTERIOR WALLS—Concrete block and stucco.

INTERIOR PARTITIONS—Stud walls, rock lath and plaster.

WINDOWS—Steel sash throughout, bronze screens.

WINDOW FRAMES—Livesay Precast window frames.

PLUMBING—Standard Sanitary Fixtures.

FLOORS—Oak floors, linoleum in kitchen.

ROOFING—30-pound felt and 90-pound slate surface roofing under cement tile.

TILE—Tile wainscot in bath, tile drainboard in kitchen.

WEATHER STRIPS—Copper.



ROBERT M. LITTLE, *Architect*

\$4,000.00 ON YOUR LOT

TROPICAL BUNGALOW

For Corner Lot Facing South and East or 60-Foot Inside Lot Facing East

A SMALL, low-cost house, designed for comforts of living in tropical climate. The proper use of durability. The floors are all tile on suspended concrete slab, well ventilated to eliminate dampness. Walls are of concrete block and stucco. The interior ceilings are of exposed heavy timbers with insulation to eliminate the pocket of hot air in the attic. The fireplace in the corner of the living room takes secondary importance since use in tropical climate is so limited. The open screen porch is used for an outdoor living room and to connect porte cochere to house in rainy weather.

CONSTRUCTION DETAILS

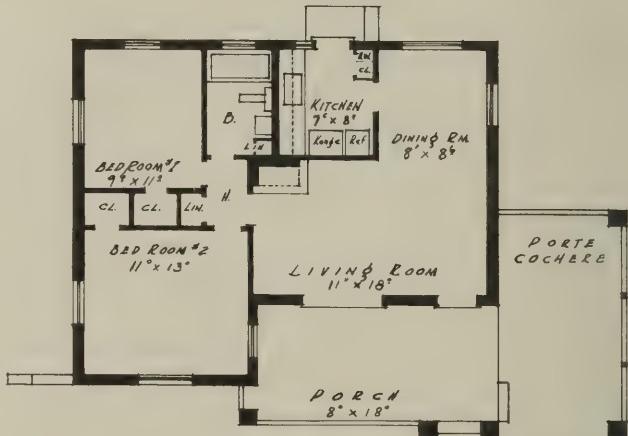
FOOTINGS AND FOUNDATIONS—Reinforced concrete
EXTERIOR WALLS—Concrete block and stucco.
INTERIOR FRAMING—100% Trade and Grade Marked lumber.

WINDOW FRAMES—Livesay Precast Window Frames.
STEEL SASH—Paul E. Shipe, Miami, Fla.

Thorn Residence Casements.

PLUMBING FIXTURES—Standard Sanitary Manufacturing Company.

TILEWORK—Stonex products, including floors, walls, stools and thresholds.



ROOFING—Cement tile of quality.

KITCHEN EQUIPMENT—Gas ranges and refrigerator.

WINDOW BLINDS—Southern Venetian Blind Company.

HARDWARE—Schlage Lock Company.

FIREPLACE UNIT—Bennett Fireplace Corporation.

LATHING AND PLASTERING—United States Gypsum Co.

KITCHEN CABINETS—Florida-Maid Cabinets, Inc.

WATERPROOFING AND STUCCO PAINT—SEC Manufacturing Company.

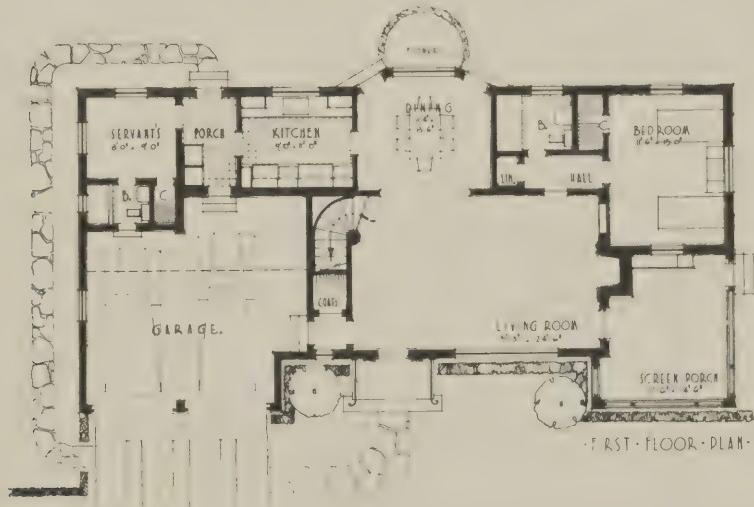
SOLAR WATER HEATER—



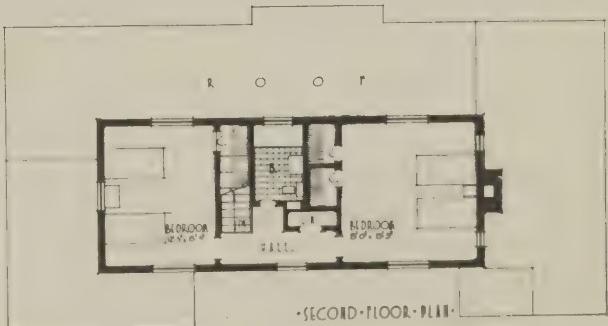
ARNOLD SOUTHWELL, Architect
BABCOCK-LAMONT CO., Contractors

\$14,000, NOT INCLUDING ARCHITECTS SERVICES, LOT OR LANDSCAPING

BRITISH COLONIAL MASTERPIECE



THIS HOME does not have an inch of waste space. While it has been built in Florida it would fit into a mid-western or New England environment just as well. It will be in good style one hundred years from this date. White marble floors in living room and dining room, marble fireplace and stairway tend to make this home a delux model. The design is best adapted to a 100-foot lot, facing south.





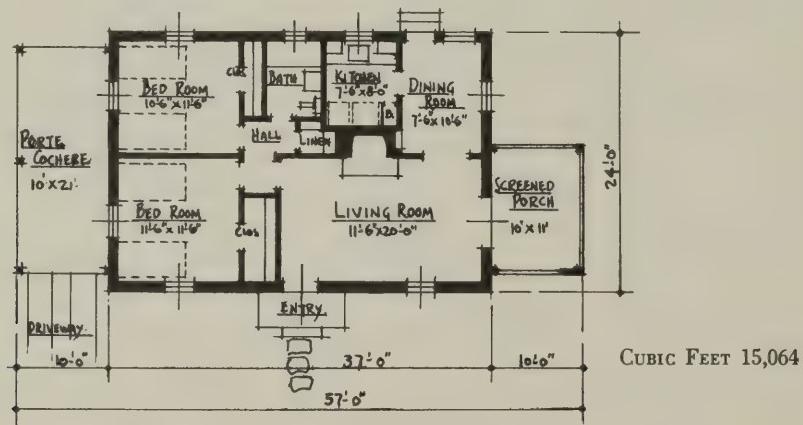
FLORIDA HOMES L 19

APPROXIMATE COST \$4,500

PROVINCIAL HOME

A HOME of this type has many possibilities due to its long, attractive elevation. It will not only make an ideal home but also could be used by an ambitious builder as a model home. The plan itself is very simple although it has been well-studied to obtain the most out of

every foot of space. This plan resembles the other Provincial Home illustrated with the exception that the rooms are slightly larger. The main additions are a fireplace in the living room, larger linen closet and larger bedroom closets.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete with termite shield.

EXTERIOR WALLS—Concrete block and stucco.

INTERIOR PARTITIONS—Stud walls, rock lath and plaster.

WINDOWS—Steel sash throughout, bronze screens.

WINDOW FRAMES—Livesay Precast window frames.

PLUMBING—Standard Sanitary Fixtures.

FLOORS—Oak floors, linoleum in kitchen.

ROOFING—30-pound felt and 90-pound slate surface roofing under cement tile.

TILE—Tile wainscot in bath, tile drainboard in kitchen.

WEATHER STRIPS—Copper.



PAIST & STEWARD, Architects

CONSTRUCTION COST, \$4,150

FOR LOT FACING SOUTH

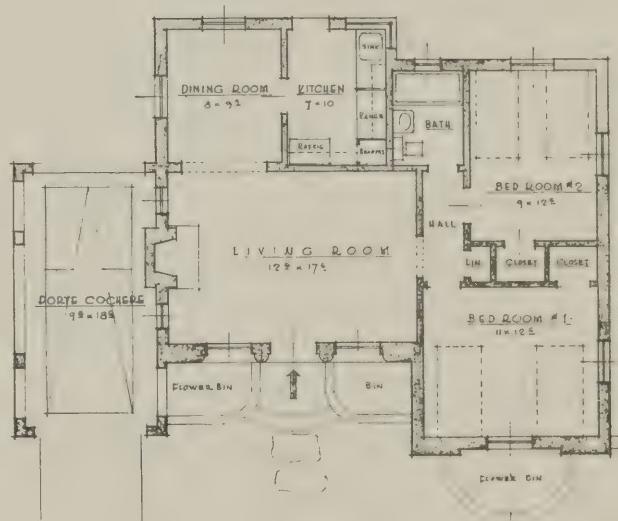
IN FLORIDA it is considered important to have as much eastern exposure as possible for the bedrooms. This modern bungalow was designed specifically for a lot facing south. Both bedrooms have eastern exposure. The living room is featured by an open arch to the dining room which adds to its spaciousness.

The two bedrooms, accessible from a hall, are adequate in size.

The bathroom, also accessible from the hall, has all modern fixtures and a floor and wainscot of tile.

A porte-cochere adjoining the house may be reached by a short drive from the main drive and is ample in size to house one car. This porte-cochere can be turned into a closed garage in the event it is preferred with an added cost of approximately \$125.

Proper landscaping adds so much to the charm of a home. The entrance is flanked on both sides by flower bins, in addition to a semi-circular flower bin beneath the master bedroom windows.



CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete with termite shield.

EXTERIOR WALLS—Concrete block and stucco.

INTERIOR PARTITIONS—Stud walls, rock lath and plaster.

WINDOWS—Steel sash throughout, bronze screens.

WINDOW FRAMES—Livesay Precast window frames.

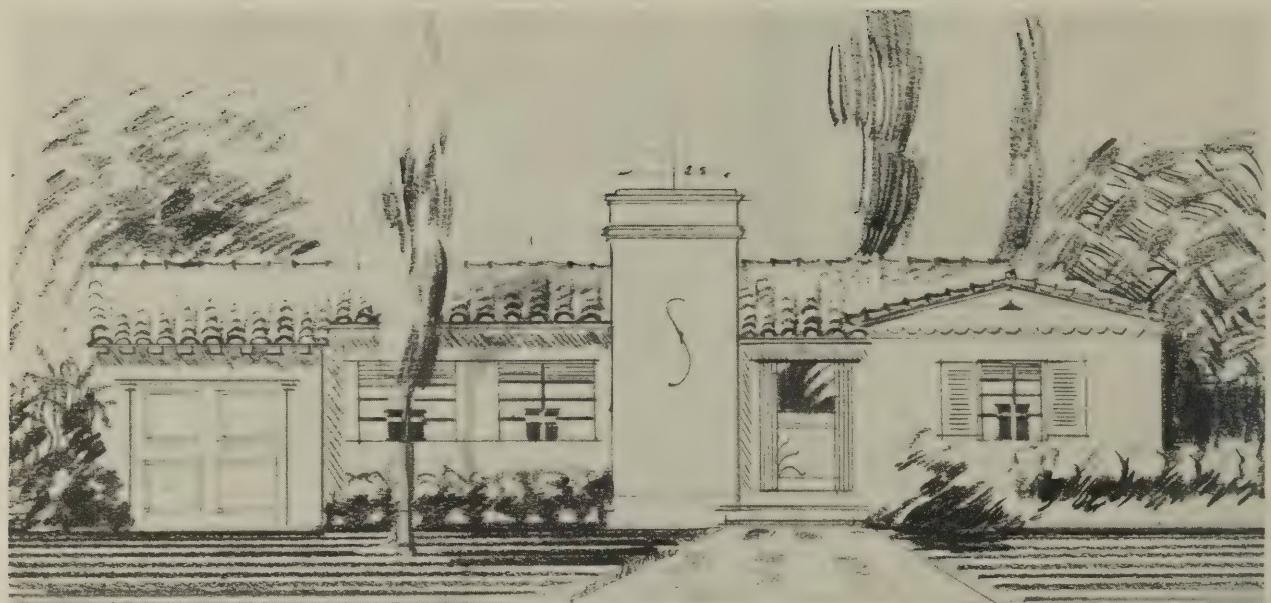
PLUMBING—Standard Sanitary Fixtures.

FLOORS—Oak floors, linoleum in kitchen.

ROOFING—30-pound felt and 90-pound slate surface roofing under cement tile.

TILE—Tile wainscot in bath, tile drainboard in kitchen.

WEATHER STRIPS—Copper.

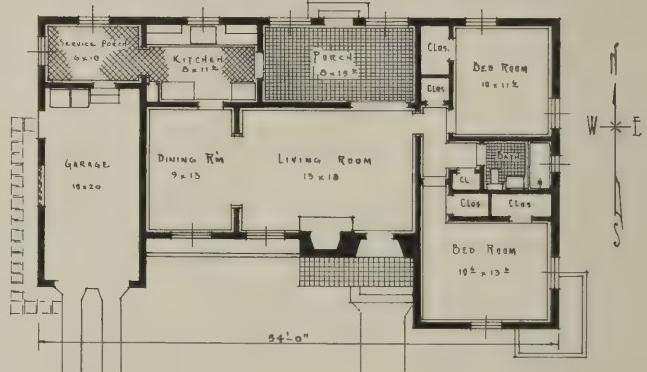


CURTIS E. HALEY, *Architect*
PAUL R. THOMAS, *Builder*, MIAMI, FLORIDA

CONSTRUCTION COST—\$5,000.00

FLORIDA TROPICAL

DESIGNED with the thought of combining the appeal of the tropics with the practicability of the modern, this home develops an unusual amount of livability. The well proportioned living room has a real fireplace with Keystone mantel; large picture window and plenty of wall space—a designed archway opens into a full size dining room. There are French doors leading to the tiled solarium. The kitchen has an unusually large tile drain board with an inset of glass brick underneath the cabinets, providing additional light. There is a service porch or breakfast room with the same motif and finish as the kitchen. Both bedrooms have eastern exposure with cross ventilation. Five extra large closets are a feature.



CONSTRUCTION DETAILS

FOOTINGS AND FOUNDATION WALLS—Reinforced concrete.

EXTERIOR WALLS—Concrete block, stucco.

INTERIOR PARTITIONS—Wood studs, rock lath and plaster.

WINDOW FRAMES—Steel sash.

WINDOW BLINDS—Venetian.

PLUMBING FIXTURES—Standard sanitary.

TILE WORK—Window sills, bath wall and floor, kitchen drain board and back splash, solarium floor, stoop and steps.

ELECTRIC—Steel tubing.

ROOFING—Barrel cement tile.

FLOORS—Select oak.

WATER HEATER—Solar.



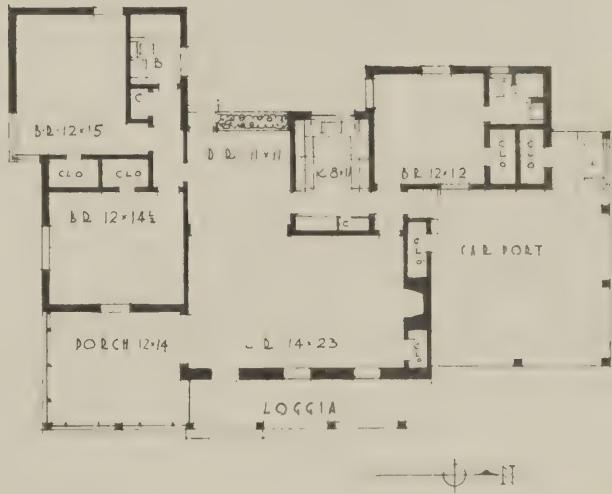
ROBERT M. LITTLE, *Architect*
HOOK CONSTRUCTION COMPANY, *Builder* { FORT LAUDERDALE, FLA.

APPROXIMATE COST, \$9,000.00

GREEK REVIVAL

THIS LOW horizontal house, resting solidly in its surroundings, is in complete harmony with the general terrain of this section of Florida. It is carefully designed so that all of the bedrooms have east windows in order to take advantage of the prevailing winds. The living room and dining room completely open the house from east to west, inviting the pleasant ocean breezes. There is also a cool screened porch on the east, with louvered shutters in all the openings as protection against the sun and inclement weather. The house is planned so that the double car port can be entered direct from the house without passing through the kitchen. One of the bedrooms may be entered directly from the car port as well as from the house.

The manner of handling details on the front of the house is reminiscent of the Greek Revival.



FLOOR PLAN

CONSTRUCTION DETAILS

FOOTINGS—Concrete piles.

FOUNDATIONS—Reinforced concrete.

EXTERIOR WALLS—Cement block, red brick veneer and stucco.

FRAMING LUMBER—L. L. yellow pine.

WINDOWS—Livesay precast with Hope casements.

ROOFING—Clay tile, by Murray Tile Co.

TILE BATHS—Franklin Tile Co.

PLUMBING—Kohler.

HARDWARE—McKinney, by Sherman Yates Co.

SOLAR WATER HEATER—Beutels Solar Heater Co.

FIREPLACE UNIT—Heatilator Co.

LATH AND PLASTER—U. S. G. Co.

KITCHEN EQUIPMENT—General Electric.

BLINDS—Peninsula Blind Co.



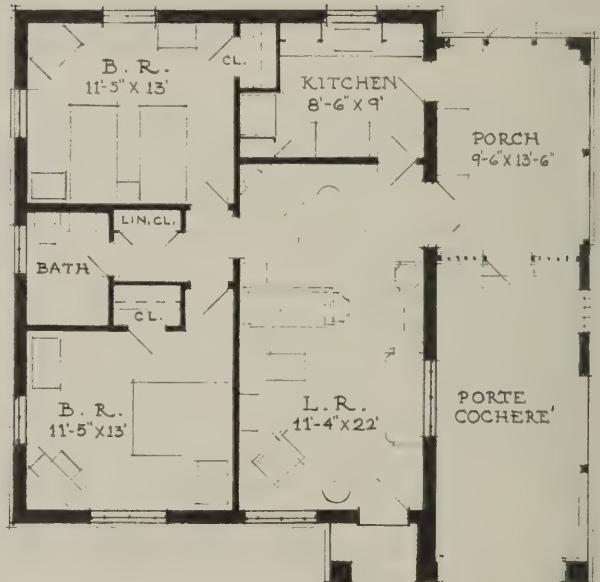
DEAN PARMELEE, *Architect.*

\$3,550 ON YOUR LOT

HOUSE FACING NORTH

THIS PLAN offers a successful solution to the difficult problem of providing a house with satisfactory accommodations and ample space for comfortable living at a cost within the reach of many families which until recently have not considered themselves as having sufficient means to own their own homes.

The living room, with convenient space for dining at one end, measures 11'4" x 22'. Both bedrooms are of ample size to accommodate either twin or double beds without crowding. The screened living porch, connecting with both kitchen and living room, is admirably adapted for serving meals on mild tropical evenings.



CONSTRUCTION DETAILS

FOOTINGS AND FOUNDATIONS—Reinforced concrete
EXTERIOR WALLS—Concrete block and stucco.
INTERIOR FRAMING—100% Trade and Grade Marked lumber.

WINDOW FRAMES—Livesay Precast Window Frames.
STEEL SASH—Paul E. Shipe, Miami, Fla.

Thorn Residence Casements.

PLUMBING FIXTURES—Standard Sanitary Manufacturing Company.

TILEWORK—Stonex products, including floors, walls, stools and thresholds.

ROOFING—Cement tile of quality.

KITCHEN EQUIPMENT—Gas ranges and refrigerator.

WINDOW BLINDS—Southern Venetian Blind Company.

HARDWARE—Schlage Lock Company.

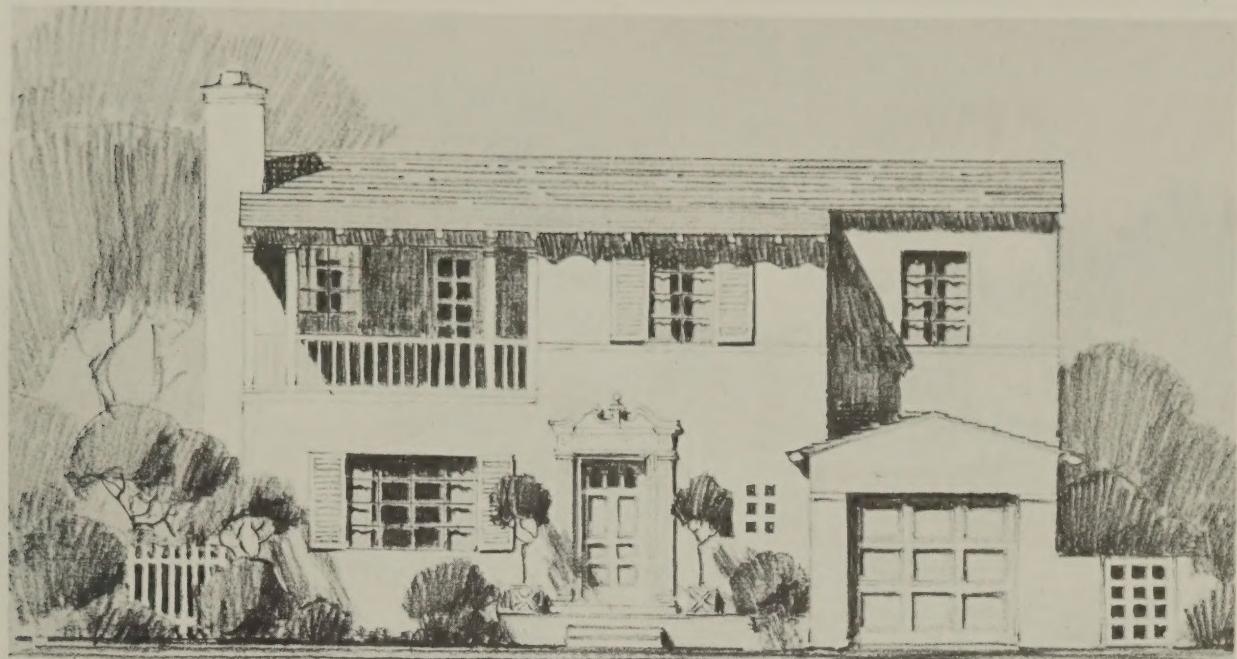
FIREPLACE UNIT—Bennett Fireplace Corporation.

LATHING AND PLASTERING—United States Gypsum Co.

KITCHEN CABINETS—Florida-Maid Cabinets, Inc.

WATERPROOFING AND STUCCO PAINT—SEC Manufacturing Company.

SOLAR WATER HEATER—

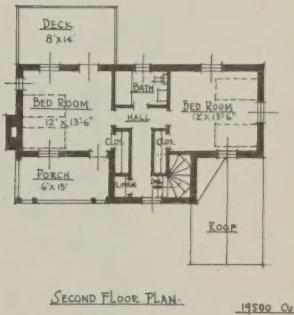
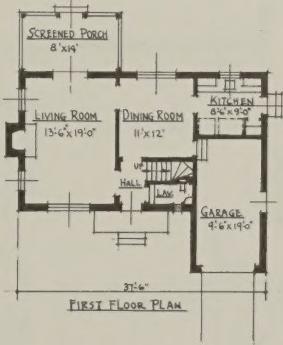


FLORIDA HOMES L 28

APPROXIMATE COST \$6,600

SOUTHERN COLONIAL

THIS is a very distinctive home for its size and has incorporated a great many features found only in larger type homes. There is an entrance hall entirely separate from the rest of the house and one does not have to walk through any rooms to go to the second floor. This hall not only serves the living room and dining room but also has a lavatory under the stair. The first floor also includes screened porch, kitchen and garage. The second floor has two bedrooms a bath, large closets, deck and covered porch. Both bedrooms have three-way exposure and ample space for complete suites of furniture. This house was designed for a 50-foot lot, however if one has 60 feet or larger lot the porch may be moved to the side of the living room. This would tend to make the house appear much larger. The exterior of the house in its simple Colonial design with its louvered shutters, porch railing and stock wood doorway helps a great deal toward keeping the cost down.



19500 Cu.Ft.

CONSTRUCTION DETAILS

FOUNDATION—Reinforced concrete with termite shield.
EXTERIOR WALLS—Concrete block and stucco.
INTERIOR PARTITIONS—Stud walls, rock lath and plaster.
WINDOWS—Steel sash throughout, bronze screens.
WINDOW FRAMES—Livesay Precast window frames.

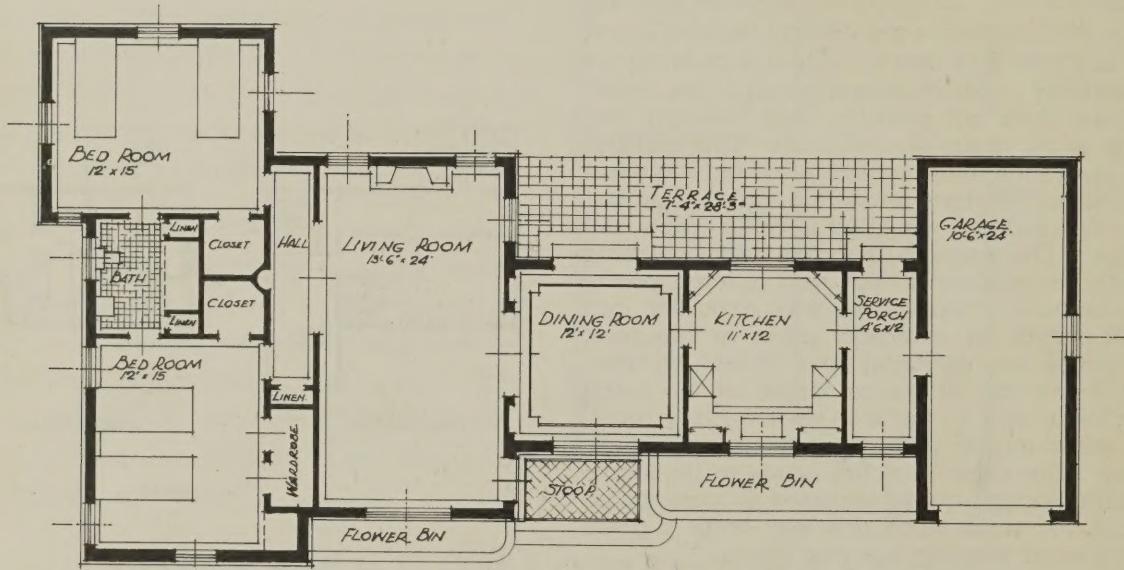
PLUMBING—Standard Sanitary Fixtures.
FLOORS—Oak floors, linoleum in kitchen.
ROOFING—30-pound felt and 90-pound slate surface roofing under cement tile.
TILE—Tile wainscot in bath, tile drainboard in kitchen.
WEATHER STRIPS—Copper.



L. MURRAY DIXON, *Architect*

CUBIC FT. 26,650

MODERN VERSION



A ONE-STORY HOME, designed in the modern version of residential architecture, originated in this area only recently. The house is planned to have an absolute maximum of ventilation in all rooms, and is truly a house for living in the semi-tropics.

This house is built of concrete block stuccoed, supported on spread concrete footings. The roof is of white baked clay shingle tile. The floors are as follows: Stoop and terrace are of quarry keystone; living room, hall, and dining room are of terrazzo; kitchen is of linoleum flooring, and tile drain-board; bath has a tile floor and wainscot; bedrooms have oak floors.



ADEQUATE WIRING means COMFORT--CONVENIENCE ECONOMY -- SAFETY . .

When you build your new home insist that the electrical specifications comply with the requirements of the ADEQUATE WIRING program. It is the only way you have of assuring yourself of real electrical convenience, comfort, economy and safety.

INSIST upon enough branch circuits for full power supply and enough wire capacity for your present and increasing needs for electricity.

INSIST upon enough lighting outlets, correctly located throughout the house for safety, and eye comfort.

INSIST upon enough outlets for portable lamps and home appliances wherever you may wish to use them.

INSIST upon enough switches, properly placed for the convenient use of the lights and appliances you need.

ADEQUATE WIRING makes it possible for you to make the best use of electricity that costs so little in this part of the country; makes it possible for you to Plug In on Cheap Electricity—get more out of life.



PLUG IN
on Cheap Electricity
Get more out of life

The CINCINNATI ELECTRICAL ASSOCIATION

Make your New Home COMPLETELY MODERN--USE GAS FOR THE BIG JOBS



**USE GAS for
Heating**

Only Gas can give you completely automatic heating, modern heating. And its cost, because modern home construction methods combine with modern gas heating equipment efficiency to result in heating economy, will be in line with what you are accustomed to spend for heating with a less convenient fuel.



**USE GAS for
Cooking**

Today's gas range is a happy combination of attractiveness and easy economical cooking. It is an essential element of that efficiently planned kitchen you are going to have in your new home.



**USE GAS for
Heating Water**

An automatic storage or instantaneous gas water heater is the only equipment capable of providing you with that constant, plentiful supply of hot water so necessary to convenient housekeeping.

With the cost of gas as low as it is in this section of the country you will be using good judgment by specifying gas for these big jobs. Come to your gas company for impartial advice concerning the most satisfactory equipment for your purposes.

THE CINCINNATI GAS & ELECTRIC COMPANY